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Book 2009 Page 753 Type 03 00! Pages 2
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LISA SMITH. COUNTY RECORDER CHEK
MADISON 10WA



## TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION Official Form No. 107 Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)
Ryan Burger, 1573 Fawn Ave., Earlham, IA 50072

\*45,000°

√ Return Document To: (Name and complete address)
Ryan Burger, 1573 Fawn Ave., Earlham, IA 50072

**Grantors:** 

Grantees:

Kathleen A. Mitchell Trustee of the Kathleen A. Mitchell Trust created under the Trust Agreement date January 2, 2004 Ryan Burger

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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## TRUSTEE WARRANTY DEED

For the consideration of \$45,000.00 Dollar(s) and other valuable consideration, Kathleen A. Mitchell (Trustee) DoSNAMMS of Kathleen A. Mitchell Trust created under the Trust Agreement dated January 2, 2004 does hereby convey to Ryan Burger  the following described real estate in	XXX :	(Inter Vivos	Trust)	
Dollar(s) and other valuable consideration,  Kathleen A. Mitchell  (Trustee) XCAP (Albert) of Kathleen A. Mitchell Trust created under the Trust Agreement dated  January 2, 2004  does hereby correy to  Ryan Burger  the following described real estate in	ACTUAIO.	<b>(</b>	,	
Kathleen A. Mitchell  (Trustee) XO-XVI (Albert) of Kathleen A. Mitchell Trust created under the Trust Agreement dated January 2, 2004  does hereby corvey to Ryan Burger  the following described real estate in				
Trustee) XOST/KMMMS of Kaihleen A. Mitchell Trust created under the Trust Agreement dated January 2, 2004  does hereby convey to Ryan Burger  the following described real estate in	Kathleen A. Mitchell			
the following described real estate in	(Trustee) XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	Kathleen A. Mitchell Trust er	reated under the Trust A	greement dated
Parcel "A" of the Northwest Quarter (NW%) of the Southwest Quarter (SW%) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2007, Page 4226 of the Recorder's Office of Madison County, Iowa  The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all fiers and encumbrances, except as may be above stated, and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated, and grantor further warrants to the grantees all of the following. That the trust pursuant to which the states is made is duly executed and in existence; that to the knowledge of the grantor the preson creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful, and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.  Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.  Dated this				
Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2007, Page 4226 of the Recorder's Office of Madison County, Iowa  The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple, that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated.  The grantor hereby covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.  The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under not disability or infinitely at the time the trust was created; that the truster by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.  Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the control of the sacknowledgment hereof, shall be construed as in the singular or plural number, according to the control of the sacknowledgment hereof, shall be construed as in the singular or plural number, according to the control of the sacknowledgment hereof, shall be construed as in the singular or plural number, according to the control of the sacknowledgment hereof, shall be construed as in the singular or plural number, according to the control of the sacknowledgment hereof, shall be construed as in the singular or plural number.  State of the sacknowledgment hereof the sacknowledgment hereof, shall be construed as in the singular plural that the sacknowledgment hereof the sacknowledgment hereof that t	the following described rea	l estate in Madisor	1 County, low	<u> </u>
P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2007, Page 4226 of the Recorder's Office of Madison County, Iowa  The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; hat the real estate is free and clear of all liens and encumbrances, except as may be above stated, and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated, and grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created, that the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created, that the trust pursue to the grantees is effective and rightful; and that the trustee knowledge of the grantor the person creating the trust was created, that the trust created under the validity of the trust or the validity of the transfer.  Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.  Dated this 1/L day of 1/L 2009  Kathleen A. Mitchell (title)  By:  (title)  As (Trustee) (CONTININES) of the above-entitled trust  Trustee.  of the Kathleen A. Mitchell Trust created under the Trust Agreement dated January 2, 2004  Notary Public  Notary Public  Notary Public	Parcel "A" of the Northy	est Quarter (NW1/4) of the Sou	thwest Quarter (SW1/4)	of Section
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate agrantor covenants to warrant and defend the real estate sagainst the lawful claims of all persons, except as may be above stated.  The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trusts was created; that the trustsee to the granteer be reson creating the trust was and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.  Dated this	Twenty-seven (27), Tow	nship Seventy-six (76) North,	Range Twenty-nine (29	) West of the 5th
grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.  The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.  Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.  Dated this day of the context.  Dated this day of the context.  As (Trustee) NOWNOWLEST of the above-entitled trust the above-entitled trust the above-entitled trust the above-entitled trust.  STATE OF Jowa COUNTY OF This instrument was acknowledged before me on by Kathleen A. Mitchell Trust created under the Trust Agreement dated January 2, 2004.  Notary Public Nota			urvey recorded in Book	2007, Page 4226 of
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the above-entitled trust  STATE OF lowa COUNTY OF Polk This instrument was acknowledged before me on by Kathleen A. Mitchell Trust created under the Trust Agreement dated January 2, 2004  The lows State Bar Association 2005  Notary Public  107 TRUSTEE WARRANTY DEED Revised January 2005		***	As (Trustee) 100971036	net of
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as Trustee of the Kathleen A. Mitchell Trust created under the Trust Agreement dated January 2, 2004  A Life Company Public  Notary Public  Notary Public  167 TRUSTEE WARRANTY DEED Revised Jane 2005			March 16, 20	109
of the Kathleen A. Mitchell Trust created under the Trust Agreement dated January 2, 2004  Y Juliu (2) Karn  Notary Public  Notary Public  Notary Public  107 TRUSTEE WARRANTY DEED  Revised Jan 2005				<del></del>
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