

Document 2009 1808

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)

Verle W. Norris, 300 W. Marion, P.O. Box 256, Corydon, IA 50060, Phone: (641) 872-1363

Taxpayer Information: (Name and complete address)

Michael J. Vail, 1318 Green Meadow Lane, Harvard, IL 60033-3675

Return Document To: (Name and complete address)

Verle W. Norris, 300 W. Marion, P.O. Box 256, Corydon, IA 50060, Phone: (641) 872-1363

Grantors:

Seam McGarry, Trustee of the
Ralph W. Pounder Estate Trust for the
Benefit of Michael Vail

Grantees:

Michael J. Vail, a/k/a Michael Vail

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ONE AND 00/100 -----
Dollar(s) and other valuable consideration,
Sean McGarry
(Trustee) (~~Co-Trustees~~) of The Ralph W. Pounder Estate Trust for the Benefit of Michael Vail

does hereby convey to
Michael J. Vail, a/k/a Michael Vail,

the following described real estate in MADISON County, Iowa:

An undivided one-fourth interest in:

The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16) AND The West Three Quarters (3/4) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Consideration for this Trustee Warranty Deed is less than \$500.00.

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; and 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 27th day of May, 2009.

The Ralph W. Pounder Estate
Trust for the Benefit of

Michael Vail
By: [Signature]
Sean McGarry, Trustee (title)

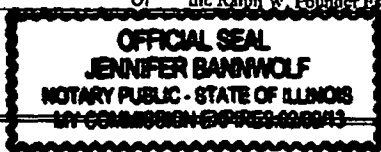
By: _____
(title)

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

STATE OF ILLINOIS COUNTY OF McHenry

This instrument was acknowledged before me on _____ May, 2009,
by Sean McGarry
as Trustee Of the Ralph W. Pounder Estate Trust for the Benefit of Michael Vail



[Signature]
Notary Public