



Document 2010 2752

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$263.20

Rev Stamp# 593 DOV# 666

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX  
ANNO  
SCAN

CHEK



# 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

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**Taxpayer Information:** (Name and complete address)

Marvin A. Eivins, 1166 270th St., Winterset, IA 50273

**Return Document To:** (Name and complete address)

Marvin A. Eivins, 1166 270th St., Winterset, IA 50273

**Grantors:**

Carol A. Eivins

**Grantees:**

Marvin A. Eivins

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of \$165,000.00  
Dollar(s) and other valuable consideration,  
Carol A. Eivins  
(Trustee) ~~(Co-Trustee)~~ of Everett C. Eivins and Carol A. Eivins Trust dated December 16, 2004

does hereby convey to  
Marvin A. Eivins

the following described real estate in Madison County, Iowa:  
The Northeast Quarter (1/4) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the  
Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range 29,  
West of the 5th P.M., 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; 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 27 day of Oct, 2010

Everett C. Eivins and Carol A. Eivins Trust dated December 16, 2004

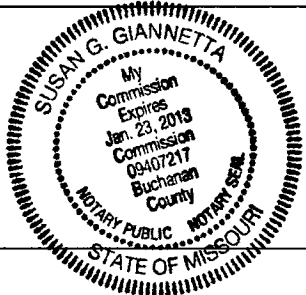
By: \_\_\_\_\_ (title) Carol A. Eivins  
Carol A. Eivins

By: \_\_\_\_\_ (title)

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

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

STATE OF MISSOURI, COUNTY OF Buchanan  
This instrument was acknowledged before me on October 29, 2010, by  
Carol A. Eivins



Susan G. Giannetta  
Notary Public