



Document 2010 3201

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$1,122.40

Rev Stamp# 637 DOV# 712

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

\$ 702,000.00

**Preparer Information:** (Name, address and phone number)

Craig S. Shannon, 500 East Court Avenue, Suite 200, Des Moines, IA 50309, Phone:  
(515) 245-4300

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4

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

Phillip and Leisa Imboden, 1312 160th Street, Earlham, IA 50072

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

Craig S. Shannon, 500 East Court Avenue, Suite 200, Des Moines, IA 50309, Phone:  
(515) 245-4300

**Grantors:**

Gene and Virginia Wilson Trust  
Trust U/A/D 1/21/92

**Grantees:**

Phillip A. Imboden  
Leisa R. Imboden

**Legal description:** See Page 2

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



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

For the consideration of one  
Dollar(s) and other valuable consideration,  
Connie J. Porter, Gretchen Baldwin and Judy Morrison  
(Trustee) ~~XXXXX~~ of Gene and Virginia Wilson Trust U/A/D 1/21/92

does hereby convey to  
Phillip A. Imboden and Leisa R. Imboden, husband and wife, as joint tenants with full rights of  
survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:  
The Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range  
Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the  
South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76)  
North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 47.71  
acres, as shown in Plat of Survey filed in Book 2010, Page 2955 on November 22, 2010, in the  
Office of the Recorder 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; 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 14 day of December, 2010.

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

Gretchen Baldwin  
Gretchen Baldwin

By: Judy Morrison  
Judy Morrison (title)  
As (Trustee) ~~XXXXX~~ of  
the above-entitled trust

Connie J. Porter  
Connie J. Porter  
As (Trustee) ~~XXXXX~~ of  
the above-entitled trust

STATE OF IOWA, COUNTY OF POLK  
This instrument was acknowledged before me on December, 2010  
by Gretchen Baldwin, Connie J. Porter, Judy Morrison  
as Trustees  
of Gene and Virginia Wilson Trust

Janet K. Sponsler  
Janet K. Sponsler, Notary Public

