



Document 2010 3387

Book 2010 Page 3387 Type 03 001 Pages 3  
Date 12/29/2010 Time 3:49 PM  
Rec Amt \$19.00 Aud Amt \$5.00  
Rev Transfer Tax \$135.20  
Rev Stamp# 661 DOV# 735  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



\$85,000.<sup>00</sup>  
2/4

# TRUSTEE WARRANTY DEED

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

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

Claire B. Patin  
106 East Salem, P. O. Box 215  
Indianola, IA 50125 Phone: (515) 961-2574

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

Roger E. McNeley and Johnna McNeley  
2283 Clark Tower Road  
Winterset, IA 50273

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

Claire B. Patin  
106 East Salem, P. O. Box 215  
Indianola, IA 50125 Phone: (515) 961-2574

**Grantors:**

Patricia Barry, Trustee of the Survivor's  
Trust under the Phillip and Patricia  
Barry Family Trust dated May 6, 1998

**Grantees:**

Roger E. McNeley  
Johnna McNeley

**Legal description:** See Page 3

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

GLW5



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

For the consideration of one-----  
Dollar(s) and other valuable consideration,  
Patricia Barry  
(Trustee) ~~XXXXXX~~ of Survivor's Trust under the Phillip and Patricia Barry Family Trust dated  
May 6, 1998  
does hereby convey to  
Roger E. McNeley and Johnna McNeley, 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:  
See Page 3

Subject to easements and covenants of record

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 22<sup>nd</sup> day of December, 2011.

Survivor's Trust under Phillip and  
Patricia Barry Family Trust dated  
May 6, 1998

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

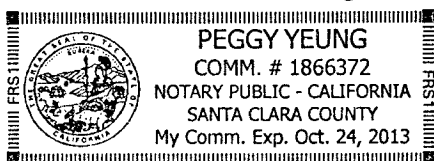
Patricia Barry  
Patricia Barry

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

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

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

STATE OF CALIFORNIA, COUNTY OF Santa Clara  
This instrument was acknowledged before me on December 22<sup>nd</sup>, 2010, by  
Patricia Barry



Peggy Yeung, Notary Public

A parcel of land in the Southeast Quarter (¼) of the Southwest Quarter (¼) and the Southwest Fractional Quarter (¼) of the Southwest Quarter (¼) of Section Six (6), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa containing 4.2409 acres, described as commencing at the South Quarter (¼) corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North 16°44' West along the West right-of-way line of U.S. Highway No. 169 871.7 feet to the point of beginning, thence continuing North 16°44' West along said West Right-of-way line 219.0 feet, thence South 84°55' West 164.8 feet, thence North 07°47' West 44.2 feet, thence South 86°49' West 161.8 feet, thence South 61°04' West 88.0 feet, thence South 00°42' East 99.0 feet, thence South 78°23' West 114.8 feet, thence South 41°52' East 162.1 feet, thence South 33°00' East 392.2 feet, thence North 78°14' East 112.7 feet, thence North 07°52' West 339.0 feet, thence North 82°37' East 198.4 feet to the point of beginning, exclusive of any public road right-of-way

