



Document 2010 3409

Book 2010 Page 3409 Type 03 001 Pages 2

Date 12/30/2010 Time 12:18 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$616.80

Rev Stamp# 666 DOV# 740

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)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Danny J. Allen and Sonia B. Allen, 1966 175th Lane, Winterset, IA 50273

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Grantors:

Michael D. Fisher and Phrana Loy Fisher
as Trustees of the Michael and Phrana Fisher
Family Trust under Trust Agreement dated
August 10, 2001.

Grantees:

Danny J. Allen
Sonia B. Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Three hundred eighty six thousand and 00/100ths-----(\$386,000.00)
Dollar(s) and other valuable consideration,
Michael D. Fisher and Phrana Loy Fisher
~~Trustee~~ (Co-Trustees) of Michael and Phrana Fisher Family Trust under Trust Agreement, dated
August 10, 2001
does hereby convey to
Danny J. Allen and Sonia B. Allen, Husband and Wife, as Tenants in Common,

the following described real estate in Madison County, Iowa:
All of the North Half (1/2) of the Northwest Quarter (1/4) lying South of Middle River, the
Southeast Quarter (1/4) of the Northwest Quarter (1/4), and the Northeast Quarter (1/4) of the
Southwest Quarter (1/4), all in Section Thirty-five (35), Township Seventy-six (76) North, Range
Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the
Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-five (35), containing
3.000 acres, as shown in Plat of Survey filed in Book 2008, Page 3000 on October 8, 2008, 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 30 day of December, 2010.

Michael and Phrana Fisher Family
Trust under Trust Agreement, dated
August 10, 2001

By: [Signature]
Michael D. Fisher (title)

By: [Signature]
Phrana Loy Fisher (title)

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

STATE OF Iowa, COUNTY OF Madison
This instrument was acknowledged before me on December 30, 2010
by Michael D. Fisher and Phrana Loy Fisher
as Trustees
of Michael and Phrana Fisher Family Trust under Trust Agreement, dated August 10, 2001.

Lawrence C Watts
Notarial Seal - Iowa
Commission No. 702488
My Commission Expires 3/29/12

[Signature]
Notary Public