



Document 2011 541

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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)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

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

Mary E. Johnson, 514 McClelland Way, Peru, IA 50222

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Grantors:**

Johnson Family Trust

**Grantees:**

Mary E. Johnson

**Legal description:** See Page 2

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



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

For the consideration of \$1.00  
Dollar(s) and other valuable consideration,  
Mary E. Johnson  
(Trustee) ~~(Co-Trustee)~~ of The Johnson Family Trust

does hereby convey to  
Mary E. Johnson

the following described real estate in Madison County, Iowa:  
See 1 in Addendum

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 25 day of Feb, 2011.

The Johnson Family Trust

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

Mary E. Johnson  
Mary E. Johnson

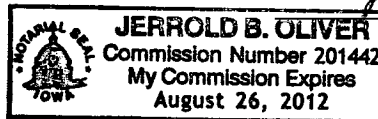
By: \_\_\_\_\_ (title)

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 Feb 25, 2011, by

Jerrold B. Oliver  
Notary Public



## Addendum

1. Out Lot Eight (8) of the Northeast Quarter of the Northwest Quarter of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., as shown by Plat and Survey thereof recorded in Land Plat Book 1, Pages 248 and 249, of the records in the office of hte Recorder of Madison County, Iowa; except the portion thereof conveyed to State of Iowa by deed recorded in Deed Record 89 in the Office of the Recorder of Madison County, Iowa, at Page 393, and subject to said deed to State of Iowa, which contains provisions as to restricted access along Primary Road No. 307, as stated therein, and subject to any and all other highways and restrictions and easements of record.

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.