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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20
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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

200,000.00

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)

Lynne Grossman, 31166 Vintage Point, Waukee, IA 50263

Return Document To: (Name and complete address)

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

Grantors:

Raymond John Agan Living Trust
Living Trust

Grantees:

Lynne Grossman

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of exchange of other real estate
Dollar(s) and other valuable consideration,
Raymond John Agan
(Trustee) ~~(Co-Trustee)~~ of Raymond John Agan Living Trust

does hereby convey to
Lynne Grossman

the following described real estate in Madison County, Iowa:
The East Half (1/2) of the Northwest Quarter (1/4), EXCEPT the North 40 rods of the West 20 rods thereof, in Section Twenty-seven (27), in Township Seventy-six (76) North, Range Twenty-eight (28) 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 1st day of March, 2011.

Raymond John Agan Living Trust

By: _____ (title)

Raymond John Agan
Raymond John Agan

By: _____ (title)

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

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

STATE OF TEXAS, COUNTY OF WALKER
This instrument was acknowledged before me on March 1, 2011, by Raymond John Agan, Trustee of the Raymond John Agan Living Trust



Fabiola Tovar
Fabiola Tovar, Notary Public