



Document 2011 868

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Fee Amount: \$24.00

Revenue Tax: \$0.00

LISA SMITH 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)

Cynthia A. Hurley, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue,
Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 246-5880

Taxpayer Information: (Name and complete address)

David J. Blackman, 4109 Walnut, West Des Moines, IA 50265-3892

Return Document To: (Name and complete address)

Cynthia A. Hurley, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue,
Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 246-5880

Grantors:

David J. Blackman
Mary Ann Blackman Wallace
Trustees of the Carmelita
M. Blackman Trust u/a
dated 03/01/1994, as amended

Grantees:

David J. Blackman
Mary Ann Blackman Wallace
Don K. Blackman, Jr.
Thomas P. Blackman

Legal description: See Page 2

Document or instrument number of previously recorded documents: Bk 2002, Pg 6040



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of one
Dollar(s) and other valuable consideration,
David J. Blackman and Mary Ann Blackman Wallace
~~TRUSTEE~~ (Co-Trustees) of the Carmelita M. Blackman Trust created by Agreement dated 03/01/1994,
as amended

do hereby convey
an undivided one-fourth interest in the following described real estate to David J. Blackman, a married man; an
undivided one-fourth interest to Mary Ann Blackman Wallace, a married woman; an undivided one-fourth interest to
Don K. Blackman, Jr., a married man; and an undivided one-fourth interest to Thomas P. Blackman, a married man
the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-six (26)
West of the 5th P.M., Madison County, Iowa, except the East 20 acres thereof, and except a tract beginning 330 feet
West and 887 feet North of the Southeast corner of said Section and running thence South 84° 35' West, 590.3 feet, then
North 369 feet, thence North 85° 35' East, 590.3 feet, thence South 369 feet to the point of beginning, containing 5
acres. Subject to and together with plat of survey for Boundary Line Agreement between Anamay Morgan, as Executor
of the Estate of Joseph P. Meade and Carmelita M. Blackman, which plat of survey is dated December 2, 1998.

No Revenue Tax or Declaration of Value required: Exempt - No consideration Iowa Code §428A.2(21)

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 February, 2011.

Carmelita M. Blackman Trust
created by Agreement dtd 3/1/1994, as amended

By: _____ (title)

David J. Blackman
David J. Blackman

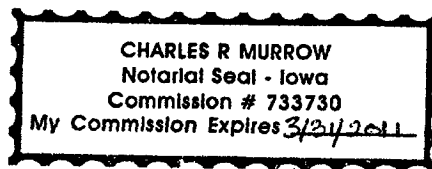
By: _____ (title)

Mary Ann Blackman Wallace
Mary Ann Blackman Wallace

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

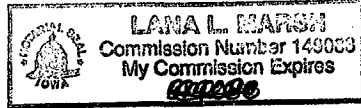
As ~~TRUSTEE~~ (Co-Trustee) of
the above-entitled trust

STATE OF IOWA, COUNTY OF POLK
This instrument was acknowledged before me on February 25 2011, by
David J. Blackman



Charles R. Murrow
Notary Public

STATE OF IOWA, COUNTY OF POLK
This instrument was acknowledged before me on February 28 2011, by
Mary Ann Blackman Wallace



Lana L Marsh
_____, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by

_____, Notary Public