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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$307.20

Rev Stamp# 129 DOV# 138

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

\$192,500

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

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

WLS

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

Gloria Purdy Revocable Living Trust, 1921 S Triangle X Lane, Tucson, AZ 85713

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

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

**Grantors:**

Thomas Virgin and Nancy Virgin  
Living Trust Under Trust Agreement  
Dated 12/26/03

**Grantees:**

Gloria Purdy Living Revocable Trust  
Under Agreement Dated 9/30/03

**Legal description:** See Page 2

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



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

For the consideration of -----\$192,500.00---

Dollar(s) and other valuable consideration,  
Thomas Virgin and Nancy Virgin

~~Trustee~~ (Co-Trustees) of Thomas and Nancy Virgin Living Trust Under Trust Agreement Dated  
12/26/03

does hereby convey to  
Gloria Purdy Revocable Living Trust U/A Dated 9/30/03

the following described real estate in \_\_\_\_\_ MADISON \_\_\_\_\_ County, Iowa:

Lot Two (2) in Block Seven (7) of West Addition to the Original Town of Winterset, 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 4<sup>th</sup> day of May, 2011.

**THOMAS AND NANCY VIRGIN LIVING TRUST  
UNDER TRUST AGREEMENT DATED 12/26/03**

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

x Thomas Virgin  
Thomas Virgin

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

x Nancy C. Virgin  
Nancy Virgin

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 5/4/11, by  
Thomas Virgin and Nancy Virgin

Mark L. Smith  
Notary Public

