



Document 2011 1528

Book 2011 Page 1528 Type 03 001 Pages 3

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Rec Amt \$19.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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## TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

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

Mark A. Otto, 303 South Second Avenue West, Newton, IA 50208, Phone: (641) 792-7000

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

Paul Hollingsworth and Cathy Hollingsworth, 2570 Millstream Ave, Winterset, IA 50273

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

Mark A. Otto, 303 South Second Avenue West, Newton, IA 50208

**Grantors:**

See Page 2

**Grantees:**

See Page 2

*GWH & DOV recorded with accompanying Deed of conveyance.  
Recorded in Book 2011 Page 1524 on June 10, 2011, in Madison  
County, IA Recorder's Office.*

**Legal description:** See Page 2

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



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

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Constance I. Shebeck and Gary L. Shebeck,  
(Trustee) (~~Co-Trustees~~) of the Constance I. Shebeck Revocable Trust

does hereby convey to  
Paul Hollingsworth and Cathy Hollingsworth, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

SEE ATTACHED.

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 24 day of May, 2011.

Constance I. Shebeck  
Revocable Trust

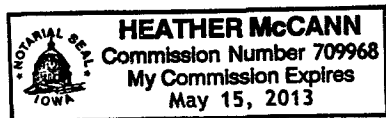
By: Constance I. Shebeck  
Constance I. Shebeck (title)

By: Gary L. Shebeck  
Gary L. Shebeck, (title)

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

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

STATE OF IOWA, COUNTY OF JASPER  
This instrument was acknowledged before me on May 24, 2011, by  
Constance I. Shebeck and Gary L. Shebeck, as trustees of the Constance I. Shebeck Revocable Trust



Heather McCann  
Notary Public

The Southeast Quarter (SE¼) of the Northwest Quarter (NW¼), and the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Thirty-four (34) Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

The Southeast Quarter of the Southwest Quarter of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

EXCEPT A Parcel of land in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the South Quarter (1/4) Corner of said Section Thirty-four (34), thence North 00°00'00" 477.26 feet along the east line of the Southwest Quarter (1/4) of said Section Thirty-four (34); thence South 89°44'42" West 389.74 feet; thence South 00°00'00" 474.40 feet to the south line of said Southwest Quarter (1/4); thence South 89°50'00" East 389.74 feet to the point of beginning, said parcel contains 4.26 Acres including 0.54 Acres of public right of way.

AND EXCEPT A parcel of land located in the SE¼SW¼ of Section 34, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa lying on the north side of part of the following described centerline of Primary Road No. 307 as shown on Official plans for Project F-1110(1).

The centerline, designated by station points 100 feet apart, numbered consecutively from west to east, is described as follows; Beginning at Sta. 158+31.6, a point 11.9 ft. southerly of the SW corner of said Sec. 34, thence N 89°44½' E 1385.7 ft. to Sta. 172+17.3, thence easterly 200.0 ft. along a spiral curve, with a long tangent of 133.4 ft., a short tangent of 66.7 ft. and a deflection angle of 5°00' southerly to Sta. 174+17.3, thence easterly 182.7 ft. along a 1146.0 ft. radius curve concave southerly with a long chord bearing S80°41½' E to Sta. 176+00.

Said parcel is described as follows: Bounded on the south by the northerly right of way line of Primary Road No. 307; on the west by the west line of said SE¼SW¼; on the North and east by a line beginning at a point 60 ft. normally distant northerly from centerline on the west line of said SE¼SW¼, thence to a point 60 ft. normally distant northerly from Sta. 172+17.3, thence to a point 60 ft. radially distant northerly from Sta. 174+17.3, thence to a point on said northerly right of way line radial to Sta. 176+00

