



Document 2011 2091

Book 2011 Page 2091 Type 03 001 Pages 2

Date 8/09/2011 Time 8:12 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Roxanne Johnston, 2207 196th Court, Winterset, Iowa 50273

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Roxanne Johnston as Trustee
of the Blanche Welch Living Trust
under Agreement dated August 17,
2000

Grantees:

Roxanne Johnston

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Trust Distribution
Dollar(s) and other valuable consideration,
Roxanne Johnston
(Trustee) (~~Co-Trustees~~) of the Blanche Welch Living Trust under Agreement dated August 17, 2000

does hereby convey to
Roxanne Johnston

the following described real estate in Madison County, Iowa:
The North one-half (1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Township
Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This Deed is a distribution of property to the devisee under the decedent's Trust and is exempt from transfer tax under Iowa Code Section 428A.2(20).

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 July, 2011.

Blanche Welch Living Trust under Agreement dated August 17, 2000

By: Roxanne Johnston (title) _____

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 July 1, 2011

by Roxanne Johnston

as Trustee

of the Blanche Welch Living Trust under Agreement dated August 17, 2000

John E. Casper
John E. Casper, Notary Public

