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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)

Amy S. Webb, 606 S. Bureau Street, Creston, Iowa 50801  
Travis W. Welch, 12351 Cruxbury Drive, Windermere, Florida 34786

✓ **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:**

Amy S. Webb  
Travis W. Welch

**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  
Amy S. Webb and Travis W. Welch, as Tenants in Common.

the following described real estate in Madison County, Iowa:  
The South one-half (1/2) of the Northwest Quarter (NW 1/4) of Section Thirty-four (34), 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) \_\_\_\_\_  
Roxanne Johnston

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

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

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

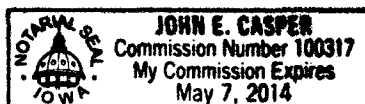
STATE OF Iowa, COUNTY OF Madison

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