



Document 2011 2892

Book 2011 Page 2892 Type 03 001 Pages 2  
Date 10/31/2011 Time 10:54 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$124.00  
Rev Stamp# 312 DOV# 327

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$78000

# TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107  
Recorder's Cover Sheet

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

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

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

Nick Roberts and Alexis Johnson, 924 East Lane, Winterset, IA 50273

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

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

**Grantors:**

Martin G. Newton, Trustee of  
Thomas M. Newton and Mary  
Newton Revocable Trust U/A  
Dated March 19, 2004

**Grantees:**

Nick Roberts  
Alexis Johnson

**Legal description:** See Page 2

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



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

For the consideration of -----\$78,000.00-----  
Dollar(s) and other valuable consideration,

Martin G. Newton  
(Trustee) ~~(Co-Trustee)~~ of THOMAS M. NEWTON and MARY NEWTON REVOCABLE TRUST

does hereby convey to  
Nick Roberts and Alexis Johnson, as Joint Tenants with full rights of survivorship and not as  
Tenants in Common,

the following described real estate in MADISON County, Iowa:  
The North Half (N 1/2) of Lots Twenty-seven (27) and Twenty-eight (28) in Block Four (4) of  
Danforth's Second 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 26th day of October, 2011.

THOMAS M. NEWTON and  
MARY NEWTON REVOCABLE  
TRUST

*Thomas & Mary Newton, REV. TRUST*

By: Marty Newton, TRUSTEE (title)

Martin G. Newton  
Martin G. Newton

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 October 26, 2011, by  
Martin G. Newton

Vicki J Roberts  
\_\_\_\_\_, Notary Public

