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Rev Transfer Tax \$131.20

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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



4/3

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

Dean R. Nelson  
P.O. Box 370  
Earlham, Iowa 50072  
(515) 758-2267

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

Bruce W. Koboldt  
1162 Fawn Avenue  
Earlham, Iowa 50072

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

Dean R. Nelson  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Sybil E. Witt, Trustee of the  
Sybil E. Witt Trust dated 11-23-1987

**Grantees:**

Bruce W. Koboldt  
Mary L. Koboldt

**Legal description:** See Page 2

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



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

For the consideration of Eighty-two Thousand Five Hundred and no/100ths (\$82,500.00)  
Dollar(s) and other valuable consideration,  
Sybil E. Witt,  
(Trustee) (~~Co-Trustee~~) of the Sybil E. Witt Trust dated November 23, 1987,

does hereby convey to  
Bruce W. Koboldt and Mary L. Koboldt, 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:

Lot Two (2) of Godby Subdivision located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., 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 14<sup>th</sup> day of November, 2011.

\_\_\_\_\_  
\_\_\_\_\_

By: Sybil E. Witt Trust \_\_\_\_\_ (title)

By: Sybil E. Witt \_\_\_\_\_ (title)  
Sybil E. Witt

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 November 14<sup>th</sup>, 2011, by Sybil E. Witt as Trustee of the Sybil E. Witt Trust dated 11-23-1987



Dean R. Nelson  
Dean R. Nelson, Notary Public

**DEAN R. NELSON**  
Commission Number 203760  
My Commission Expires  
December 12, 2012