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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



# 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, IA 50273, Phone: (515) 462-4912

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

Donna L. Young, 903 W. Court Avenue, Winterset, IA 50273

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

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

**Grantors:**

Sarah Louise Elderkin Trust  
under the Last Will and Testament  
of Sarah Louise Elderkin

**Grantees:**

Donna L. Young

**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 Termination  
Dollar(s) and other valuable consideration,  
Frank C. Elderkin and Donna L. Young  
~~Trustee~~ (Co-Trustees) of Sarah Louise Elderkin Trust under the Last Will and Testament of Sarah Louise Elderkin  
does hereby convey to  
Donna L. Young

the following described real estate in Madison County, Iowa:  
See attached Exhibit "A".

This Trust is established under the Last Will and Testament of Sarah Louise Elderkin, Madison County Probate No. ESPR011082, which Trust is to terminate on December 31, 2010 under item VIII of that Last Will and Testament. This Trust Deed is to distribute to the Grantee the Trust's right, title and interest in the above described real estate and is exempt from transfer tax under Iowa Code Section 428A.2(21).

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 26<sup>th</sup> day of August, 2011.

Sarah Louise Elderkin Trust under the Last Will and Testament of Sarah Louise Elderkin

By: Frank C. Elderkin  
Frank C. Elderkin (title)

Donna L. Young  
Donna L. Young

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 August 9, 2011

by Donna L. Young  
as Co-Trustee  
of Sarah Louise Elderkin Trust under the Last Will and Testament of Sarah Louise Elderkin

Cheyenne Johnston  
Notary Public

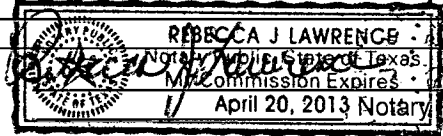


**Acknowledgment for Individual Trustees**

STATE OF TEXAS, COUNTY OF Denton

This instrument was acknowledged before me on August 26<sup>th</sup>, 2011, by Frank C. Elderkin

As ~~Trustee~~ [Co-Trustee] of the above entitled trust.



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

As [Trustee][Co-Trustee] of the above entitled trust.

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

As [Trustee][Co-Trustee] of the above entitled trust.

\_\_\_\_\_, Notary Public

**Acknowledgment for Corporate Trustee**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_ of \_\_\_\_\_  
As [Trustee][Co-Trustee] of the above entitled trust.

\_\_\_\_\_, Notary Public

EXHIBIT "A"

Commencing at a point 200 feet West of the Northeast Corner of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence South 400 feet, thence West to the center of Middle River, thence Northwesterly along the center of Middle River to the North Line of said Section Twenty-one (21), thence East to the point of beginning.

North Half ( $\frac{1}{2}$ ) Northeast Quarter ( $\frac{1}{4}$ ) and the Southwest Quarter ( $\frac{1}{4}$ ) Northeast Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa; and

Lot Five (5) of West Addition to the Original Town of Winterset, Madison County, Iowa.