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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$919.20

Rev Stamp# 1 DOV# 1

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

\$575,000

Preparer Information: (Name, address and phone number)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (Name and complete address)

Sylvia L. Van Werden, 2418 Lake Street, Lincoln, NE 68502

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

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Grantors:

Sylvia L. Van Werden, Trustee

Grantees:

Paul Cain
Kelly Cain

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One
Dollar(s) and other valuable consideration,
Sylvia L. Van Werden
(Trustee) ~~Co-Trustee~~ of William L. Van Werden and Sylvia L. Van Werden Trust

does hereby convey to
Paul Cain and Kelly Cain, 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:
The South One-half of the Northwest Quarter (S 1/2 NW 1/4), and the Northeast Quarter (NE 1/4) of Section 17, Township 76 North of Range 27, West of the 5th P.M., Madison County, Iowa, except Parcel "C" in the Northeast Quarter of the Northeast Quarter of Section 17, Township 76 North, Range 27 West of the 5th P.M. Madison County, Iowa, and except Parcel "D" in the Northeast Quarter of the Northeast Quarter of Section 17, Township 76 North Range 27 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 27 day of Dec., 2011.

William L. Van Werden and
Sylvia L. Van Werden Trust

By: Sylvia L. Van Werden, Trustee
Sylvia L. Van Werden, Trustee (title)

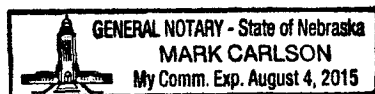
Sylvia L. Van Werden, Trustee
Sylvia L. Van Werden, Trustee

By: _____
(title)

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

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

STATE OF NEBRASKA, COUNTY OF LANCASTER
This instrument was acknowledged before me on December 27, 2011, by
Sylvia L. Van Werden, as Trustee of the William L. Van Werden and Sylvia L. Van Werden
Trust



[Signature]
_____, Notary Public