



Document 2012 258

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$333.60
Rev Stamp# 23 DOV# 24

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



*208,800.00

TRUSTEE WARRANTY DEED

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

Preparer Information: (Name, address and phone number)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072
(515) 758-2267

Taxpayer Information: (Name and complete address)

John P. and Kimberly S. Patience
1984 - 152nd Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Marie Stanley Trust

Grantees:

John Paul Patience
Kimberly Sue Patience

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Two Hundred Eight Thousand Eight Hundred and no/100ths (\$208,800.00)---
Dollar(s) and other valuable consideration,
ANN MARIE EPPERSON and ELAINE KAY KEPHART
(Trustee) (Co-Trustees) of the MARIE STANLEY TRUST

does hereby convey to
JOHN PAUL PATIENCE and KIMBERLY SUE PATIENCE, 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 Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 3.000 acres, as shown in Plat of Survey filed in Book 2002, Page 4187 on August 27, 2002, in the Office of the Recorder of 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 24th day of January, 2012.

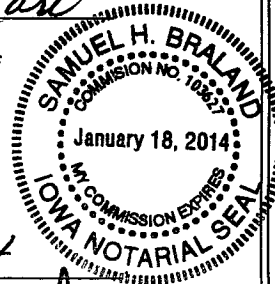
By: _____ (title)

Ann Marie Epperson
Ann Marie Epperson, Co-Trustee

By: _____ (title)

Elaine Kay Kephart
Elaine Kay Kephart
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 January 24
2012, by Ann Marie Epperson and Elaine Kay Kephart as Co-Trustees of the Marie Stanley Trust.

Samuel H. Braland, Notary Public