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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)

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

Taxpayer Information: (Name and complete address)

Ann Marie Epperson
117 E. North Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)

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

Grantors:

Glen Stanley Trust

Grantees:

Mary Jane Flynn
Ray Reed Stanley
Martha Louise Brown
Elaine Kay Kephart
Ann Marie Epperson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One and no/100ths (\$1.00)
Dollar(s) and other valuable consideration,
ANN MARIE EPPERSON and ELAINE KAY KEPHART
(Trustee) (Co-Trustees) of the GLEN STANLEY TRUST

does hereby convey to
MARY JANE FLYNN, RAY REED STANLEY, MARTHA LOUISE BROWN,
ELAINE KAY KEPHART and ANN MARIE EPPERSON,

the following described real estate in Madison County, Iowa:

The West Half of the Southwest Quarter (W½ SW¼) of Section 28, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.

This deed is given to distribute assets of the Glen Stanley Trust as a result of its termination. Monetary consideration is less than \$500.00. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Sections 428A.2(2) and 428A.2(21), Code of 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 Glen Stanley Trust.

Samuel H. Braland
Samuel H. Braland, Notary Public

