



Document 2012 1010

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Date 4/06/2012 Time 3:52 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,902.40

Rev Stamp# 97 DOV# 99

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

m/4



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$1,189,320

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

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

Michael H. Frey and Penny L. Frey, 1365 Earlham Rd., Earlham, IA 50072

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Grantors:**

**Grantees:**

Michael H. Frey  
Penny L. Frey

**Legal description:** See Page 2

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



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

For the consideration of \$1,189,320.00  
Dollar(s) and other valuable consideration,  
Mitchell Trust  
(Trustee) ~~(Co-Trustee)~~ of Kathleen A. Mitchell

does hereby convey to  
Michael H. Frey and Penny L. Frey 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 Half (1/2) of the Northeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southeast Quarter (1/4), all in Section Thirteen (13), in 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 6 day of APRIL, 2012

Kathleen A. Mitchell

By: \_\_\_\_\_ (title)

Kathleen A. Mitchell  
Kathleen A. Mitchell

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 POLK

This instrument was acknowledged before me on April 6, 2012, by  
Kathleen A. Mitchell

Phyllis E Pearson  
Notary Public

