



Document 2012 1303

Book 2012 Page 1303 Type 03 001 Pages 4

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Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$29.60

Rev Stamp# 129

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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

\$19000.00

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)

Donald G. Bear, 1545 Old Portland Rd., Van Meter, IA 50261

Return Document To: (Name and complete address)

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

✓ Donald G. Bear, 1545 Old Portland Rd, Van Meter, IA 50261

Grantors:

Harvey E. Florer Trust
Hildreth N. Florer Trust

Grantees:

Donald G. Bear

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$1.00
Dollar(s) and other valuable consideration,
Stephen E. Florer, Deborah I. Lee and Timothy C. Florer
~~XXXXXX~~ (Co-Trustees) of Harvey E. Florer Trust and Hildreth N. Florer Trust, dated February 13,
1992
does hereby convey to
Donald G. Bear

the following described real estate in Madison County, Iowa:
See Attached

This deed is given in satisfaction of a Real Estate Contract recorded in Book 128, Page 471 of the
Recorder's Office 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 18 day of April, 2012

Harvey E. Florer Trust and Hildreth N. Florer Trust, dated February 13, 1992

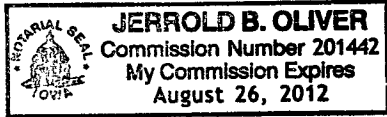
By: _____
(title) Stephen E. Florer
Stephen E. Florer

By: _____
(title) Deborah I. Lee
Deborah I. Lee
Timothy C. Florer
Timothy C. Florer

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

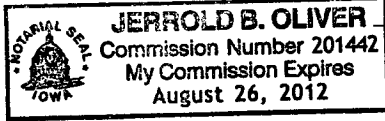
As ~~XXXXXX~~ (Co-Trustee) of
the above-entitled trust

STATE OF IOWA, COUNTY OF Madison
This instrument was acknowledged before me on Apr 18, 2012, by
Stephen E. Florer



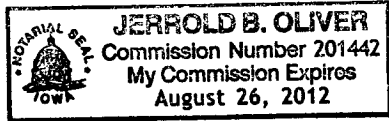
Jerrold B. Oliver
Notary Public

STATE OF IOWA, COUNTY OF Madison
This instrument was acknowledged before me on April 18, 2012, by
Deborah I. Lee



Jerrold B. Oliver, Notary Public

STATE OF IOWA, COUNTY OF Madison
This instrument was acknowledged before me on April 18, 2012, by
Timothy C. Florer



Jerrold B. Oliver, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by

_____, Notary Public

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and the North 8 acres of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), all in Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;