



Document 2012 1304

Book 2012 Page 1304 Type 03 001 Pages 3

Date 5/02/2012 Time 3:52 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$15.20

Rev Stamp# 130

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$10,000.00

# TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**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 L. Florer, Deborah I. Lee and Timothy C. Florer  
~~Trustee~~ (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:  
The North Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) in Section Thirty-two  
(32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison  
County, Iowa

This deed is given in satisfaction of a Real Estate Contract recorded in Book 128, Page 474 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 Florer  
Stephen L. Florer  
Deborah I. Lee  
Deborah I. Lee

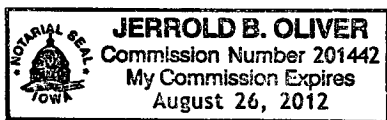
By: \_\_\_\_\_ (title)

Timothy C. Florer  
Timothy C. Florer

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

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

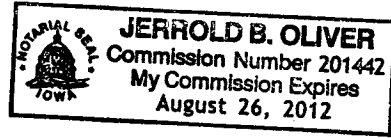
STATE OF IOWA, COUNTY OF Madison  
This instrument was acknowledged before me on April 18, 2012, by  
Stephen L. Florer



Jerrold B. Oliver, Notary Public

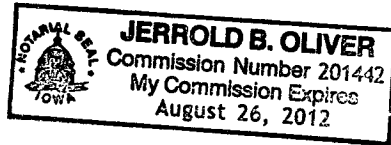
STATE OF IOWA, COUNTY OF Madison  
This instrument was acknowledged before me on April 18, 2012, by  
Deborah I. Lee

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