



Document 2012 1384

Book 2012 Page 1384 Type 03 001 Pages 4
Date 5/10/2012 Time 1:55 PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$63.20
Rev Stamp# 141

INDX ✓
ANNO ✓
SCAN ✓
CHEK ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$ 40,000.⁰⁰

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)

Charles Hochstetler and Karen Hochstetler, 1477 190th St., Winterset, IA 50273

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

Charles Hochstetler and Karen Hochstetler, 1477 190th St., Winterset, IA 50273

Grantors:

Esther E. Drake Trust

Grantees:

Charles Hochstetler
Karen Hochstetler

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$40,000.00
Dollar(s) and other valuable consideration,
Esther E. Drake and Farmers & Merchants State Bank
~~XXXXXX~~ (Co-Trustees) of Esther E. Drake Trust created under the Trust Agreement dated January 19, 2004
does hereby convey to
Charles Hochstetler and Karen Hochstetler as Joint Tenants with Full Rights of Survivorship and
Not as Tenants in Common

the following described real estate in Madison County, Iowa:
See 1 in Addendum

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 10th day of May, 2012.

Esther E. Drake Trust created under the Trust Agreement dated January 19, 2004

By: James W. Mease VP & TO
James W. Mease, Trust Officer for (title)
Farmers & Merchants State Bank

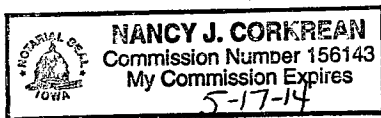
Esther E. Drake
Esther E. Drake

By: _____
(title)

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

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

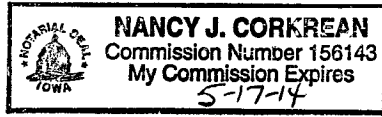
STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on May 10, 2012, by
James W. Mease as Trust Officer for Farmers & Merchants State Bank



Nancy J. Corkrean, Notary Public

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May 10, 2012, by
Esther E. Drake



Nancy J. Corkrean, 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

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

Addendum

1. The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) in Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-nine (29) 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 704 of the Recorder's Office of Madison County, Iowa

This deed is exempt according to Iowa Code 428A.2(2).