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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$279.20

Rev Stamp# 290 DOV# 312

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

174,900.00

Preparer Information: (Name, address and phone number)

Bryan R. Jennings, 823 Main Street, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542

Taxpayer Information: (Name and complete address)

435 NW 4th St., Earlham, IA 50072

Return Document To: (Name and complete address)

Bryan R. Jennings, 823 Main Street, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542

Grantors:

See 1 in Addendum

Grantees:

See 2 in Addendum

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One
Dollar(s) and other valuable consideration,
Virginia M. McDonald
(Trustee) ~~(Co-Trustee)~~ of McDonald Family Trust

does hereby convey to
Bruce Tiedemann and Tiffany Tiedemann, husband and wife, as joint tenants with full rights of survivorship

the following described real estate in Madison County, Iowa:
Lot Three (3) of Cobean Estates, an Official Plat in the City of Earlham, 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 17th day of September 2012

McDonald Family Trust

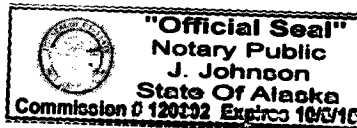
Virginia M. McDonald, Trustee of the McDonald Family Trust, as dated 3-25-05 as amended, by her signature as Trustee's Agent under Power of Attorney
X By: _____ (title) See 3 in Addendum

By: _____ (title)

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

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

STATE OF Alaska, COUNTY OF Anchorage
This instrument was acknowledged before me on Sept. 17, 2012, by One Lynn McDonald



J. Johnson

Notary Public

Addendum

1. - Virginia M. McDonald, as Trustee of the McDonald Family Trust u/a dated 2-2-05 as amended, by Ione Lynn McDonald, as agent under power of attorney
2. - Bruce Tiedemann and Tiffany Tiedemann, husband and wife, as joint tenants
- ✓ 3. Virginia M. McDonald, as Trustee of the McDonald Family Trust u/a dated 2-2-05 as amended, by Ione Lynn McDonald, as said Trustee's agent under power of attorney