



Document 2012 3389

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Prepared by Raymond C. Meyer, 106 North Grand Street, Chariton, Iowa 50049 (641)774-2179

Taxpayer Information: Fredrick S. Jagger and Janice I. Jagger, 2353 Saint Charles Road, Winterset, Iowa 50273

Return Document to: Raymond C. Meyer, P.O. Box 678, Chariton, Iowa 50049

TRUSTEE WARRANTY DEED (Inter Vivos Trust)


For the consideration of one dollar and other valuable consideration, Janice Ilene Jagger and Fredrick Sylvester Jagger (also known as Frederick Sylvester Jagger), Trustees of the Janice Ilene Jagger and Fredrick Sylvester Jagger Revocable Trust created under the Trust Agreement dated September 30, 2005, hereby convey to Fredrick S. Jagger and Janice I. Jagger, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following real estate in Madison County, Iowa:

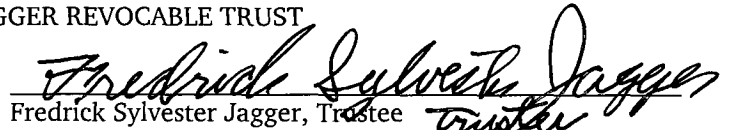
Parcel "C" located in the Southeast Quarter (SE¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 10.081 acres, as shown in Plat of Survey filed in Book 2005, Page 5449 on November 9, 2005, in the Office of the Recorder of Madison County, Iowa EXCEPT road right; together with the easement for a driveway and ingress and egress as described in the instrument filed January 3, 2006, in Book 2006 at page 34 of the Madison County records; and subject to the easement for a driveway and ingress and egress as described in the instrument filed January 3, 2006, in Book 2006 at page 35 of the Madison County records.

This deed is given without actual consideration and is therefore exempt from declaration of value, groundwater hazard statement, and transfer taxation. Grantors hereby covenant with grantees and successors in interest that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. The grantors further warrant to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that the persons creating the trust were under no disability or infirmity at the time the trust was created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer. Words and phrases in this instrument, including its acknowledgment, shall be construed as in the singular or plural number, according to the context.

Date: November 6, 2012.

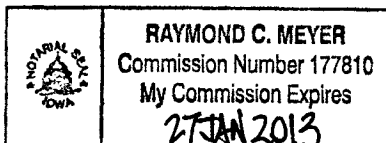
JANICE ILENE JAGGER AND FREDRICK SYLVESTER JAGGER REVOCABLE TRUST

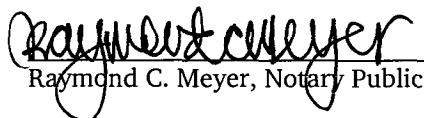
  
Janice Ilene Jagger, Trustee

  
Fredrick Sylvester Jagger, Trustee

STATE OF IOWA, COUNTY OF LUCAS, ss:

This instrument was acknowledged before me on November 6, 2012, by Janice Ilene Jagger and Fredrick Sylvester Jagger, Trustees.



  
Raymond C. Meyer, Notary Public