



Document 2012 3969

Book 2012 Page 3969 Type 03 001 Pages 3
Date 12/27/2012 Time 3:48 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$637.60
Rev Stamp# 397 DOV# 417

INDX ✓
ANNO
SCAN
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$398,750

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)

Anthony Clem and Matt Kuhns, 6130 North Fork Road, Ames, IA 50010

Return Document To: (Name and complete address)

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

Grantors:

Lynne M. Grossman Living Trust

Grantees:

Anthony Clem
Matt Kuhns

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$398,750.00
Dollar(s) and other valuable consideration,
Lynne M. Grossman
(Trustee) ~~(Co-Trustee)~~ of Lynne M. Grossman Living Trust dated December 27, 2011

does hereby convey to
Anthony Clem and Matt Kuhns as Tenants in Common

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

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 26th day of DECEMBER, 2012.

Lynne M. Grossman Living Trust dated December 27, 2011

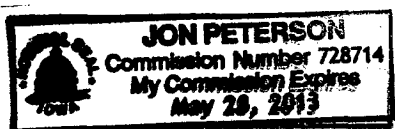
By: _____ (title) x Lynne M. Grossman
Lynne M. Grossman

By: _____ (title)

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 12/20/12, by
Lynne M. Grossman, Trustee of the Lynne M. Grossman Living Trust dated December 27,
2011.



Jon Peterson
Jon Peterson, Notary Public

The East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-four (74)^{North}, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following parcels to-wit:

1. The West 8.75 Rods of the South 36.5 Rods of said East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$);
2. Parcel "B" located in the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), containing 87.43 acres, as shown in Plat of Survey filed in Book 2008, Page 464 on February 12, 2008, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "D" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), containing 5.10 acres, as shown in Plat of Survey filed in Book 2009, Page 1259 on April 28, 2009 in the Office of the Recorder of Madison County, Iowa,

