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Date 1/02/2013 Time 11:48 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$436.00

Rev Stamp# 2 DOV# 2

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

**TRUSTEE WARRANTY DEED**

**Recorder's Cover Sheet**

# 273,000.00

**Preparer Information:** (name, address and phone number)

✓ William D. Bartine, Esq., 666 Walnut Street, Suite 2000, Des Moines, IA 50309-3989,  
Phone 515-243-7100

**Taxpayer Information:** (name and complete address)

North River Development, LLC  
James Baur and Margaret Baur  
Robert Baur and Caroline Baur  
c/o James Baur  
1484 McBride Rd.  
Van Meter, IA 50261

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

Preparer

**Grantor:**

Bankers Trust Company, as Trustee of the  
Cynthia J. Stahl Trust  
dated December 11, 2006

**Grantee:**

North River Development, LLC;  
James Baur and Margaret Baur; and  
Robert Baur and Caroline Baur

**Legal Description:** See Page 2.

**Document or instrument number of previously recorded documents:** N/A.

**NOTE: This cover page is prepared in compliance with Iowa Code Section 331.606b, (2011). This cover page is provided for information purposes only.**

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William D. Bartine ICIS# AT 0000609  
**TRUSTEE WARRANTY DEED**  
**(INTER VIVOS TRUST)**

For the consideration of One Dollar (\$1.00) and other valuable consideration, BANKERS TRUST COMPANY, Trustee of the Cynthia J. Stahl Trust dated December 11, 2006, does hereby convey to North River Development, LLC, an Iowa limited liability company, an undivided fifty percent (50%) interest; to James Baur and Margaret Baur, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, an undivided twenty-five percent (25%) interest; and to Robert Baur and Caroline Baur, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, and undivided twenty-five percent (25%) interest in and to the following described real estate in Madison County, Iowa:

The Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of  
Section 22, Township 77 North, Range 27 West of the 5th P.M.,  
Madison County, Iowa.



The grantor hereby covenants with grantee, 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 grantee 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 grantee 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 28<sup>th</sup> day of December, 2012.

BANKERS TRUST COMPANY, Trustee of  
the Cynthia J. Stahl Trust dated  
December 11, 2006

By:   
Scott E. Johnson, Vice President

STATE OF IOWA, COUNTY OF Polk, ss:

Signed and sworn to (or affirmed) before me on December 28th, 2012 by Scott E. Johnson, acting as Vice President of Bankers Trust Company, Trustee of the Cynthia J. Stahl Trust dated December 11, 2006.

Stacy L. Cross  
Notary Public in and for said State

BELIN\B1111\0002\ded Trustee WD (01463365).DOC

