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Rec Amt \$17.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Dean Davis and Michael L. Davis, 5535 Little Leaf Trail, West Des Moines, IA 50266

Return Address

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

Grantors:

Dean Davis, Trustee of the Vern A. Davis Trust

Grantees:

Dean Davis and Michael L. Davis

Legal Description:

Document or instrument number of previously recorded documents:

Jerrold B. Oliver

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Dean Davis, Trustee of Vern A. Davis Trust does hereby convey to Dean Davis and Michael L. Davis the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4), EXCEPT the South 30 feet thereof, and the West Half (1/2) of the Southeast Quarter (1/4), EXCEPT the South 30 feet of the West 2 Rods thereof, ALL in Section Twenty-nine (29), in Township Seventy-four (74), Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

This deed is exempt according to Iowa Code 428A.2(21).

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: _____

Jan 28, 2013


Vern A. Davis Trust



Dean Davis, Trustee

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on Jan 28, 2013, by Dean Davis as Trustee of the Vern A. Davis Trust.



, Notary Public