



Document 2013 2844

Book 2013 Page 2844 Type 03 001 Pages 4

Date 9/23/2013 Time 1:38 PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$111.20

Rev Stamp# 295 DOV# 303

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

MIN



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Recorder's Cover Sheet

\$70,000

Preparer Information: (Name, address and phone number)

Charles W. Hendricks, 1701 48th St., Suite 290, West Des Moines, IA 50266, Phone:
(515) 440-1782

Taxpayer Information: (Name and complete address)

Cynthia Spiker, 7090 Hickory Lane, Urbandale, IA 50322

LE/

Return Document To: (Name and complete address)

Cynthia Spiker, 7090 Hickory Lane, Urbandale, IA 50322

Grantors:

Brian Hart Living Trust

Grantees:

Cynthia M. Spiker

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, Brian Hart and Julie A. Hart

(Trustee) (Co-Trustees) of The Brian Hart Living Trust

does hereby convey to Cynthia M. Spiker, a single person the following
described real estate in Madison County, Iowa: See 1 in Addendum

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 19 day of Sept, 2013.

Brian Hart Living Trust

By: [Signature] (title) Brian Hart

By: [Signature] (title) Julie A. Hart

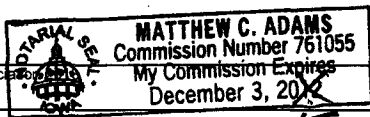
As (Trustee) (Co-Trustee) of
The above entitled trust

As (Trustee) (Co-Trustee) of
The above entitled trust

STATE OF Iowa, COUNTY OF Folk

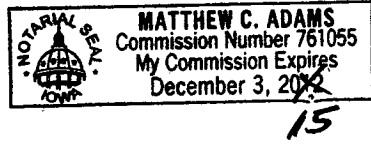
This record was acknowledged before me this 19 day of September, 2013,
by Brian Hart and Julie A. Hart, as Co-Trustees of the Brian Hart Living Trust

[Signature]
Signature of Notary Public



STATE OF Iowa, COUNTY OF Tolk
This record was acknowledged before me this 19 day of September, 2013
by _____

Mat Adams
Signature of Notary Public



STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this ____ day of _____, _____,
by _____

Signature of Notary Public

Addendum

1. Parcel "H" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.237 acres, as shown in Plat of Survey filed in Book 2003, Page 5557 on September 17, 2003, in the Office of the Recorder of Madison County, Iowa; AND Parcel "K" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 2.96 acres, as shown in Plat of Survey filed in Book 2006, Page 2481 on June 16, 2006, in the Office of the Recorder of Madison County, Iowa.

