



Document 2014 314

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Date 2/07/2014 Time 11:11 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 45

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Joey T Hoover, 69 Jefferson St, Winterset, IA 50273, Phone: (515) 462-1666

Taxpayer Information: (Name and complete address)

Hoover Law Firm P.L.L.C.

Return Document To: (Name and complete address)

Joey T Hoover, 69 Jefferson St, Winterset, IA 50273, Phone: (515) 462-1666

Grantors:

Gene Stanbrough Trustee

Grantees:

Joey T Hoover Member

Legal description: See Page 2

Document or instrument number of previously recorded documents: Book 2011 Pg 3437



TRUSTEE SPECIAL WARRANTY DEED

(Inter Vivos Trust)

For the consideration of \$75,000.00 This Deed is prepared in satisfaction of the contract that is currently
Dollar(s) and other valuable consideration, filed in Book 2011, Page 3437 on
Gene Stanbrough December 19, 2011.

(Trustee) ~~XXXXXXX~~ of Stanbrough Family Trust

does hereby convey to
Hoover Law Firm P.L.L.C.

the following described real estate in Madison County, Iowa:

The West One-third 1/3 of Lot Eight (8), Block Eleven (11) of the Original Town of Winterset,
Madison County, Iowa.



The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend
the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 30 day of JANUARY, 2014

Stanbrough Family Trust

By: _____ (title)

By: Gene Stanbrough (title)
Gene Stanbrough

As (Trustee) ~~XXXXXXX~~ of
the above-entitled trust

Gene Stanbrough
Trustee

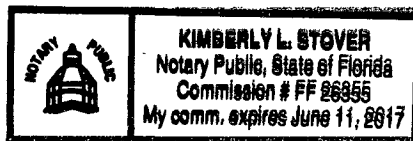
As (Trustee) ~~XXXXXXX~~ of
the above-entitled trust

STATE OF FLORIDA, COUNTY OF Pinellas

This instrument was acknowledged before me on JANUARY 30, 2014, by Gene Stanbrough

As [Trustee] ~~XXXXXXX~~ of the above entitled trust.

Kimberly L. Stover
June 11, 2017, Notary Public



CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability
arising out of the warranties contained herein.