



Document 2014 858

Book 2014 Page 858 Type 03 001 Pages 2

Date 4/15/2014 Time 10:09 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 111 DOV# 121

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$120,000

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Bradley and Jill Allen, 2532 - 265th Street, Peru, IA 50222

Return Document To: (Name and complete address)

✓ Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

James A. Engler

Grantees:

Bradley Allen

Jill Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of -----\$120,000.00----- Dollar(s)
and other valuable consideration, James A. Engler

(Trustee) (~~Co-Trustees~~) of James and Virginia Engler Revocable Trust

does hereby convey to Bradley Allen and Jill Allen, as Joint Tenants with full rights of
survivorship and not as Tenants in Common, the following
described real estate in Madison County, Iowa: The Southwest Quarter (SW 1/4) of the
Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-seven
(27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 3.29 acres, as shown
in Plat of survey filed in Book 2014, Page 796 on April 7, 2014, in the Office of the Recorder of Madison County, Iowa.

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 14th day of April, 2014.

James and Virginia Engler Revocable Trust

By: _____
(title)

James A. Engler
James A. Engler

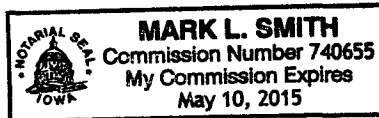
By: _____
(title)

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 record was acknowledged before me this 14th day of April, 2014,
by James A. Engler, Trustee



Mark L. Smith
Signature of Notary Public