



Document 2014 882

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Recorded: 4/16/2014 at 8:04:00.0 AM

Fee Amount: \$22.00

Revenue Tax: \$133.60

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 113

INDX ✓
ANNO ✓
SCAN ✓
CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$84,000

Preparer Information: (Name, address and phone number)

J. Michael Deege, 4200 University Avenue, Suite 424, West Des Moines, IA 50266,
Phone: (515) 327-1000

Taxpayer Information: (Name and complete address)

Jeanne Fowler, 2425 240th Street, Dallas Center, Iowa 50063

Return Document To: (Name and complete address)

J. Michael Deege, 4200 University Avenue, Suite 424, West Des Moines, IA 50266,
Phone: (515) 327-1000

Grantors:

Jeanne Gilmore
aka Jeanne Fowler, as Trustee of the
Norma L. Junkin 1998 Revocable Trust

Grantees:

Jeanne Fowler

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, Jeanne Gilmore, aka Jeanne Fowler

(Trustee) (~~Co-Trustees~~) of Norma L. Junkin 1998 Revocable Trust

does hereby convey to Jeanne Fowler, a married 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 11 day of April, 2014.

Norma L. Junkin 1998 Revocable Trust

By: _____ (title) Jeanne Fowler
Jeanne Gilmore, aka Jeanne Fowler

By: _____ (title) Norma L. Junkin 1998 Revocable Trust
As (Trustee) (~~Co-Trustee~~) of As (Trustee) (~~Co-Trustee~~) of
The above entitled trust The above entitled trust

STATE OF Iowa, COUNTY OF Polk
This record was acknowledged before me this 11 day of April, 2014,
by Jeanne Gilmore aka Jeanne Fowler

 **TIFFANY L RHOADES**
Commission Number 736529
My Commission Expires Sept 1, 2014

Tiffany L Rhoades
Signature of Notary Public

Addendum

1. The East Half of the Northeast Quarter (E½ NE¼) and the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section Ten (10) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa. This deed is given in satisfaction of the contract recorded on March 3, 1989, Deed record #125 at page #355 with the Madison County recorder. This deed is exempt according to Iowa Code 428A.2(11).