



Document 2014 1102

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Carrie L. Borkowski, 1508 Mackensie Circle, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Grantors:**

Carrie L. Borkowski Trust

**Grantees:**

Carrie L. Borkowski

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of \$0 \_\_\_\_\_ Dollar(s)  
and other valuable consideration, Carrie L. Borkowski

(Trustee) (~~Co-Trustees~~) of Carrie L. Borkowski Revocable Trust, a/k/a Carrie L. Borkowski Trust  
under Trust Agreement dated February 22, 2013

does hereby convey to Carrie L. Borkowski

\_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Carrie L. Borkowski Revocable Trust, a/k/a Carrie L. Borkowski Trust under Trust Agreement dated February 22, 2013

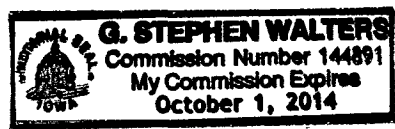
By: \_\_\_\_\_ (title) Carrie L. Borkowski  
Carrie L. Borkowski

By: \_\_\_\_\_ (title)

As (Trustee) (~~Co-Trustee~~) of \_\_\_\_\_ As (Trustee) (~~Co-Trustee~~) of \_\_\_\_\_  
The above entitled trust The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 7<sup>th</sup> day of May, 2014,  
by Carrie L. Borkowski



G. Stephen Walters  
Signature of Notary Public

## Addendum

1. Lot Seven (7) in Block Two (2) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa

Carrie L. Borkowski, as Settlor of the Trust has instructed, and hereby instructs, Carrie L. Borkowski, as Trustee, to make this distribution. This deed is exempt according to Iowa Code 428A.2(21).