



Document 2014 1378

Book 2014 Page 1378 Type 03 001 Pages 3

Date 6/11/2014 Time 12:43 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$423.20

Rev Stamp# 182 DOV# 188

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

Prepared by: Stuart Ruddy, Knapp Properties, Inc. 5000 Westown Parkway, Suite 400, West Des Moines, Iowa 50266 Phone (515) 222-5234

After recording return to and taxpayer Information: Stuart Ruddy, Knapp Properties, Inc. 5000 Westown Parkway, Suite 400, West Des Moines, Iowa 50266

\$265,000

**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One Dollar and other valuable consideration, **GERARD D. NEUGENT CO-TRUSTEE OF THE WILLIAM C. KNAPP REVOCABLE TRUST** ("Grantor") does hereby convey to **JOHN M. BAUER** ("Grantee"), an undivided one-half (1/2) interest in the real estate described on Exhibit A attached hereto and incorporated herein by reference, all of which is located in Polk County, Iowa,

Subject to and together with any and all easements, covenants, and restrictions of record ("Real Estate").

Grantor hereby covenants with Grantee, 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 Grantee 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 co-trustee to the Grantee is effective and rightful; and that the co-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.

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C

DATED: June 3, 2014

**WILLIAM C. KNAPP REVOCABLE TRUST**

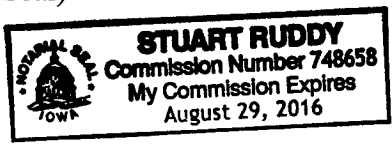
By: *Gerard D. Neugent*  
Gerard D. Neugent, Co-Trustee

STATE OF IOWA            )  
  )ss:  
COUNTY OF POLK        )

The foregoing record was acknowledged before me on this 3<sup>rd</sup> day on June, 2014, by Gerard D. Neugent, Co-Trustee of the William C. Knapp Revocable Trust.

*Stuart Ruddy*  
Notary Public

(Stamp or Seal)



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

Parcel "F" located in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-Seven (77) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.09 acres, as shown in Plat of Survey filed in Book 2014, Page 683 on March 28, 2014, in the Office of the Recorder of Madison County, Iowa.

