



Document 2014 1494

Book 2014 Page 1494 Type 03 001 Pages 3  
Date 6/25/2014 Time 8:37 AM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$2,063.20  
Rev Stamp# 199 DOV# 205

✓ INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$1,289,600

### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

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

Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

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

Dwayne D. Scar and Diana L. Scar, 1457 Earlham Road, Earlham, IA 50072

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

Dwayne D. Scar and Diana L. Scar, 1457 Earlham Road, Earlham, IA 50072

**Grantors:**

Lynne M. Grossman Living Trust

**Grantees:**

Dwayne D. Scar and Diana L. Scar  
Diana L. Scar

**Legal description:** See Page 2

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



### TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of \$1,289,600.00 Dollar(s)  
and other valuable consideration, Lynne M. Grossman

(Trustee) (~~Co-Trustees~~) of Lynne M. Grossman Living Trust dated December 27, 2011

does hereby convey to Dwayne D. Scar and Diana L. Scar, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common 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 24 day of June, 2014

Lynne M. Grossman Living Trust dated December 27, 2011

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

x Lynne M. Grossman, trustee  
Lynne M. Grossman

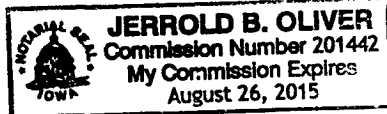
By: \_\_\_\_\_  
(title)

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 24 day of June, 2014  
by Lynne M. Grossman



\_\_\_\_\_  
Signature of Notary Public

## Addendum

1. The Northwest Fractional Quarter ( $\frac{1}{4}$ ) and the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Three (3) in Township Seventy-five (75) North, of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northwest Quarter (NW  $\frac{1}{4}$ ) of said Section Three (3), containing 14.154 Acres, as shown in Plat of Survey filed in Book 2007, Page 1533 on April 16, 2007, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT that part conveyed to the State of Iowa for highway purposes in Warranty Deed filed on June 24, 1991, in Deed Record 129, Page 21 and condemnation filed on August 17, 1966, in Deed Record 94, Page 275 of the records of the Recorder of Madison County, Iowa