



Document 2014 1585

Book 2014 Page 1585 Type 03 001 Pages 2

Date 7/02/2014 Time 1:16 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$84.00

Rev Stamp# 215 DOV# 222

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

\$53,000

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072  
(515) 758-2267

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

Mark and Helene Modlich  
861 Glade Run Road  
West Jefferson, Ohio 43162

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Glenna J. Finney Revocable Trust

**Grantees:**

Mark Modlich  
Helene Modlich

**Legal description:** See Page 2

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



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

For the consideration of Fifty-three Thousand and no/100ths (\$53,000.00)-----  
Dollar(s) and other valuable consideration,  
Glenna J. Finney  
(Trustee) ~~(Co-Trustee)~~ of the GLENNA J. FINNEY REVOCABLE TRUST under agreement dated  
August 20, 2007  
does hereby convey to  
MARK MODLICH and HELENE MODLICH, husband and wife,

the following described real estate in Madison County, Iowa:

Parcel "D" located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section 14, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2014, Page 774 on April 4, 2014, in the Office of the Recorder of Madison County, Iowa.

MCA

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 1 day of July, 2014.

\_\_\_\_\_  
\_\_\_\_\_

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

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

As ~~(Trustee)~~ (Co-Trustee) of the above-entitled trust

Glenna J. Finney  
Glenna J. Finney

As (Trustee) ~~(Co-Trustee)~~ of the above-entitled trust

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on July 1<sup>st</sup>, 2014 by Glenna J. Finney as Trustee of the Glenna J. Finney Revocable Trust.

JENNIFER STOVER  
Commission No. 729109  
My Commission Exp. 12/21/14

[Signature]  
\_\_\_\_\_  
Notary Public