



Document 2014 2587

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Date 10/14/2014 Time 11:34 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$639.20

Rev Stamp# 365 DOV# 389

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

✓INDX  
ANNO  
SCAN  
CHEK

Prepared by and Return to: Ralph R. Brown, 502 15th Street, P.O. Box 250, Dallas Center, IA 50063, (515) 992-3728  
Address Tax Statement: Kevin R. and Betty Ridout, 1403 Valley View Court, Cumming, Iowa 50061

\$400,000

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

For the consideration of one Dollar(s) and other valuable consideration, DONNA JOYCE EAGLE, Trustee of the DONNA JOYCE EAGLE REVOCABLE TRUST dated November 13, 2013, does hereby convey to KEVIN R. RIDOUT and BETTY RIDOUT, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lots Two (2) and Three (3) of Lake View Rural Estates, a Subdivision of the Northeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-seven (77), Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

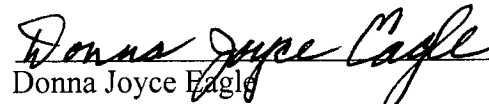


The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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 trustees know 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: September 29, 2014

  
Donna Joyce Eagle  
As Trustee of the above-entitled Trust

**STATE OF IOWA, COUNTY OF DALLAS ss:**

This instrument was acknowledged before me on September 29, 2014, by Donna Joyce Eagle, Trustee.

  
Ralph R. Brown, Notary Public  
in and for the State of Iowa

