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Book 2014 Page 2942 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

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)

Eleanor D. Hess, Co-Trustee
410 S.W. Walnut Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Howard B. Benz Trust

Grantees:

Dorothy D. Dirksen
Eleanor D. Hess

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One and no/100ths (\$1.00)-----
Dollar(s) and other valuable consideration,
DOROTHY D. DIRKSEN and ELEANOR D. HESS
(Trustee) (Co-Trustees) of the HOWARD B. BENZ TRUST dated July 18, 2005

does hereby convey to
DOROTHY D. DIRKSEN and ELEANOR D. HESS,

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The East One-half of the Southeast Quarter (E½ SE¼) of Section 10, Township 77 North, Range 29 West of the 5th P.M.,
Madison County, Iowa.

This deed is given to distribute assets of the Howard B. Benz Trust. Monetary consideration is less than \$500.00. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Sections 428A.2(2) and 428A.2(21), Code of 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 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 28th day of August, 2014.

By: _____ (title)

Eleanor D. Hess
Eleanor D. Hess

By: _____ (title)

Dorothy D. Dirksen
Dorothy D. Dirksen
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 instrument was acknowledged before me on August 28
2014, by Eleanor D. Hess as Co-Trustee of the Howard B. Benz Trust.

Samuel H. Braland
Samuel H. Braland, Notary Public



Acknowledgments for Individuals

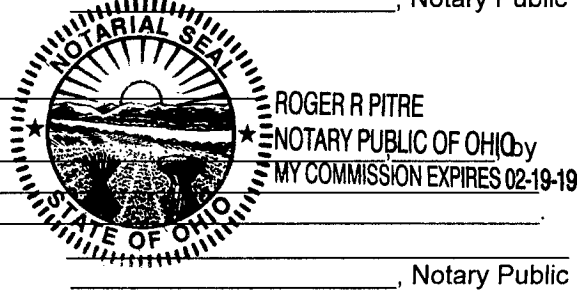
STATE OF OHIO, COUNTY OF STARK

This instrument was acknowledged before me on October ~~September~~ 20th, 2014, by
Dorothy D. Dirksen as Co-Trustee of the Howard B. Benz Trust.

[Signature]
_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by



_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

Acknowledgments for Corporation or Other Entity

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____,
by _____
as _____ of _____.

_____, Notary Public