



Document 2014 3012

Book 2014 Page 3012 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$120.80
Rev Stamp# 426 DOV# 454

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

\$76,000

Preparer Information: (Name, address and phone number)

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

3/4

Taxpayer Information: (Name and complete address)

Nicholas F. Palmer and Christina N. Palmer, 309 N. 3rd Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273

Grantors:

Ronald L. Palmer
Stephen D. Palmer

Grantees:

Nicholas F. Palmer
Christina N. Palmer

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of \$76,000.00 Dollar(s)
and other valuable consideration, Ronald L. Palmer and Stephen D. Palmer

~~(Trustee)~~ (Co-Trustees) of Wanda M. Palmer Trust U/A dated June 21, 2013

does hereby convey to Nicholas F. Palmer and Christina N. Palmer, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described real estate in Madison County, Iowa: The North 62 Feet of the West 60 Feet of Lot Five (5), in Block Six (6), of the Original Town Plat of Winterset, 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 22 day of Nov, 2014

Wanda M. Palmer Trust U/A dated June 21, 2013

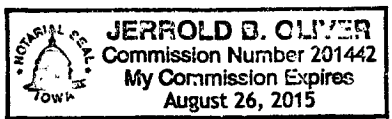
By: _____ (title) X Ronald L. Palmer
Ronald L. Palmer

By: _____ (title) Stephen D. Palmer
Stephen D. Palmer

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 22 day of Nov, 2014
by Ronald L. Palmer and Stephen D. Palmer



Jerrold B. Oliver
Signature of Notary Public