



Document 2014 3220

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Date 12/23/2014 Time 1:31 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$402.40

Rev Stamp# 452 DOV# 483

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



252,000.⁰⁰

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

WIN

Preparer Information: (Name, address and phone number)

Christopher R. Pose (515) 243-8157

317 6th Ave., Suite 300

Des Moines, IA 50309

Taxpayer Information: (Name and complete address)

Joshua and Heather Beck

2977 Valley View

Truro, IA 50257

65

Return Document To: (Name and complete address)

Christopher R. Pose

317 6th Ave., Suite 300

Des Moines, IA 50309

Grantors:

Trustees of Shirley A. Willis Trust U/A

dated 7/14/1998, 2977 Valley View,

Truro, IA 50257

Grantees:

Joshua Beck

Heather Beck

Legal description: See Page 2

Document or instrument number of previously recorded documents:

Book 139, Page 503



TRUSTEE SPECIAL WARRANTY DEED (Inter Vivos Trust)

For the consideration of \$1.00 (One) Dollar(s)
and other valuable consideration, Shirley A. Willis and Ray Don Willis, Co-Trustees

~~(Trustee)~~ (Co-Trustees) of Trustees of the Shirley A. Willis Trust U/A dated July 14, 1998, 2977
Valley View, Truro, Iowa 50257

does hereby convey to Joshua Beck and Heather Beck, 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: See attached Exhibit "A".

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 19 day of December, 2014.

By: _____
(title)

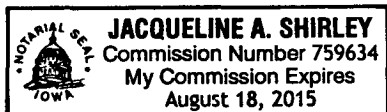
By: Shirley A. Willis
Shirley A. Willis, Co-Trustee (title)
As ~~(Trustee)~~ (Co-Trustee) of
The above entitled trust

Ray Don Willis
Ray Don Willis, Co-Trustee
As ~~(Trustee)~~ (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 19th day of December, 2014,
by Shirley A. Willis & Ray Don Willis, Co-Trustees of the Shirley A. Willis Trust U/A dated 7/14/1998, 2977 Valley View, Truro,
As ~~(Trustee)~~ (Co-Trustee) of the above entitled trust.

Jacqueline A. Shirley
Signature of Notary Public



CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

EXHIBIT "A"

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located therein, containing 14.3129 acres, and more particularly described as follows, to wit: Commencing at the East Quarter of corner of said Section Nine (9), thence South 85°29' West 873.20 feet along the Quarter Section line, thence South 00°42' East 273.33 feet, thence North 88°44' East 553.30 feet, thence South 00°26' East 195.70 feet, thence South 86°33' West 145.78 feet, thence South 44°30' West 200.50 feet, thence South 11°20' West 236.50 feet, thence South 69°14' East 689.86 feet; thence North 0°00' 1,153.80 feet along the Section line to the point of beginning.

