



Document 2015 512

Book 2015 Page 512 Type 03 001 Pages 4

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Rec Amt \$22.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



1/3

## 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)

Carol Jane McClinton  
529 College Avenue  
Storm Lake, Iowa 50588

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

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

**Grantors:**

Helen A. Neal Trust

**Grantees:**

Judith N. Johannesen  
Carol Jane McClinton

**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,  
JUDITH N. JOHANNESSEN and CAROL JANE McCLINTON  
~~(Trustee)~~ (Co-Trustees) of the HELEN A. NEAL TRUST dated January 14, 2004

does hereby convey to  
JUDITH N. JOHANNESSEN an undivided 72.44% interest and to CAROL JANE McCLINTON an  
undivided 27.56% interest in and to

the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein

This deed is given to distribute assets of the Helen A. Neal 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.

Where the names Judith N. Johannesen and Judith K. Johannesen appear in the chain of title to said real estate, they refer to one and the same person.

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 4<sup>th</sup> day of February, 2015.

\_\_\_\_\_

By: Co-Trustee (title)

Judith N. Johannesen  
Judith N. Johannesen, Co-Trustee

By: Co-Trustee (title)

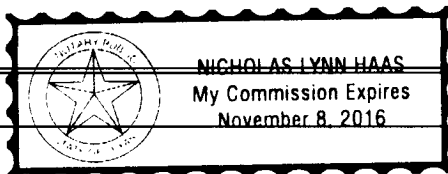
Carol Jane McClinton  
Carol Jane McClinton  
As ~~Trustee~~ (Co-Trustee) of  
the above-entitled trust

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

STATE OF TEXAS, COUNTY OF DENTON

This instrument was acknowledged before me on this 4<sup>th</sup> day of February  
2015, by Carol Jane McClinton as Co-Trustee of the Willis K. Neal Trust.

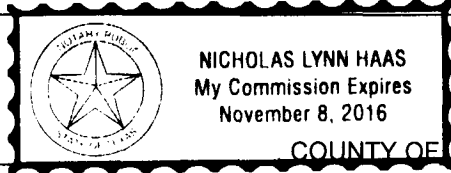
Nicholas Lynn Haas, Notary Public



**Acknowledgments for Individuals**

STATE OF TEXAS, COUNTY OF DENTON

This instrument was acknowledged before me on this 4th day of February, 2015, by  
Judith N. Johannesen as Co-Trustee of the Willis K. Neal Trust.



Nicholas Lynn Haas, 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

Exhibit "A"

The North 92 and 52/100ths acres of the Fractional Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of said Section Thirty (30), containing 5.03 acres, as shown in Amended Plat of Survey filed in Book 2009, Page 3161 on October 19, 2009, in the Office of the Recorder of Madison County, Iowa.

