



Document 2015 1199

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$145,500

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Maureen Garlich, 407 North 4th Avenue, Winterset, IA 50273
/E.

Return Document To: (Name and complete address)

Anfinson & Luce, P.L.C., 726 W. 4th Street, Waterloo, IA 50702

Grantors:

Frank Residence Trust

Grantees:

Maureen E. Garlich

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of -----\$145,500.00----- Dollar(s)
and other valuable consideration, Donald Dean Frank and Velma Fay Frank

~~(Trustee)~~ (Co-Trustees) of Frank Residence Trust Created Under Trust Agreement Dated October 20, 2003

does hereby convey to Maureen Garlich
/E. the following

described real estate in MADISON County, Iowa: Lot "A" of the North Street Townhouse Association Regime in Pitzer and Knight's Addition to the City of Winterset, Madison County, Iowa, AND an undivided interest in the common areas and facilities thereof, as provided in the Townhouse Declaration filed in Book 2001, Page 2018 on May 18, 2001, in the Office of the Recorder of Madison County, Iowa (and any appurtenances and amendments thereto).

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 21 day of April, 2015.

Frank Residence Trust Created Under Trust Agreement Dated October 20, 2003

By: _____
(title) Donald Dean Frank

By: _____
(title) Velma Fay Frank

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 21 day of April, 2015,
by Donald Dean Frank and Velma Fay Frank as Trustees of the Frank Residence Trust, created under
Trust Agreement dated October 20, 2003.

Toni Marie Tindle
Signature of Notary Public

