



Document 2015 1361

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$527.20

Rev Stamp# 145 DOV# 158

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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

TF11858

\$330,000.00

Preparer Information: (Name, address and phone number)

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

$\frac{2}{4} \times 2$

Taxpayer Information: (Name and complete address)

Brian S. and Abby E. Fiedler, 1059 Badger Creek Road, Van Meter, IA 50261

Return Document To: (Name and complete address)

John Shaw, 2289 Carver Road, Winterset, IA 50273

Grantors:

Sara H. Cramer Trust

Grantees:

Brian S. Fiedler

Abby E. Fiedler

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of -----\$330,000.00----- Dollar(s)
and other valuable consideration, Sara H.Cramer

(Trustee) (~~Co-Trustees~~) of Sara H. Cramer Trust dated December 7, 2011

does hereby convey to Brian S. Fiedler and Abby E. Fiedler, as Joint Tenants with full right of survivorship and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Parcel "A" located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.004 acres, as shown in Plat of Survey filed in Book 2001, Page 5045 on November 8, 2001, in the Office of the Recorder of Madison County, Iowa.

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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 14 day of May, 2015.

Sara H. Cramer Trust dated December 7, 2011

By: _____
(title)

Sara H. Cramer
Sara H. Cramer

By: _____
(title)

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 14 day of May, 2015,
by Sara H. Cramer, Trustee



John S. Shaw
Signature of Notary Public