



Document 2015 1516

Book 2015 Page 1516 Type 03 001 Pages 2

Date 6/02/2015 Time 12:39:57PM

Rec Amt \$12.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Kendra L. Mills Arnold, 400 E. Court Avenue, Suite 346, Des Moines, IA 50309, Phone:
(515) 284-5001

Taxpayer Information: (Name and complete address)

✓ Cathy Frisch, 301 W. 2nd Avenue, Indianola, IA ~~5125~~

50125

Return Document To: (Name and complete address)

Kendra L. Mills Arnold, 400 E. Court Avenue, Suite 346, Des Moines, IA 50309

Grantors:

Cathy Frisch, Trustee

Grantees:

Cathy Frisch

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of Ten Dollar(s)
and other valuable consideration, Cathy Frisch

(Trustee) (~~Co-Trustees~~) of Delores J. Edwards Living Trust

does hereby convey to Cathy Frisch, a single person the following

described real estate in Madison County, Iowa: The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16) and the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), all in Township Seventy-Four North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa This deed is exempt according to Iowa Code 428A.2(20).

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 5th day of May, 2015.

Delores J. Edwards Living Trust

By: [Signature]
(title)

[Signature]
Cathy Frisch, Trustee

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 POLK

This record was acknowledged before me this 5th day of May, 2015,
by _____



[Signature]
Signature of Notary Public