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Fee Amount: \$17.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX  
ANNO  
SCAN  
CHEK



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, Phone: (515)  
758-2267

**Taxpayer Information:** (Name and complete address)

Twyla McNair, 445 NE Cedar Ave., Earlham, IA 50072

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

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072

**Grantors:**

Marcelene Gode, Trustee of  
Lloyd E. McNair Revocable Trust

**Grantees:**

Marcelene Gode, Trustee of  
Twyla A. McNair Revocable Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of One Dollar(s)  
and other valuable consideration, Marcelene Gode

Trustee of Lloyd E. McNair Revocable Trust under agreement dated May 30, 2014

does hereby convey to Marcelene Gode, Trustee of Twyla A. McNair Revocable Trust under  
agreement dated May 30, 2014 the following  
described real estate in Madison County, Iowa:

An undivided one-half interest in: Lot 7 of Clearview Second Addition to Earlham, **Madison**  
**County, Iowa.**

**This deed is exempt according to Iowa Code 428A.2(21).**

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 13th day of July, 2015.

Lloyd E. McNair Revocable Trust under agreement dated May 30, 2014

By: Marcelene G. Gode  
Marcelene Gode, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 13th day of July, 2015,  
by Marcelene Gode, as Trustee of the above-entitled trust



Breanna Young  
Signature of Notary Public