



Document 2015 2553

Book 2015 Page 2553 Type 03 001 Pages 2

Date 9/01/2015 Time 1:24:46PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$271.20

Rev Stamp# 319 DOV# 334

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4612

Return to:

✓ Samuel D. Blaisdell and Ashley R. Blaisdell, 110 S Walnut St, Saint Charles, IA 50240

Mail tax statements to:

Samuel D. Blaisdell and Ashley R. Blaisdell, 110 S Walnut St, Saint Charles, IA 50240

Order No.: MES-60008/LS

\$170,000

WARRANTY DEED AND AFFIDAVIT OF TRUSTEES

Legal: Lots Seven (7) and Eight (8) in Block Two (2) of Stouffer's Addition to the Town of St. Charles, Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Judy K. Young, as Successor Trustee of the Milton and Helen Young Trust U/T/A dated January 16, 1997**, does hereby convey unto **Samuel D. Blaisdell and Ashley R. Blaisdell, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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.

ABENDROTH & RUSSELL, P.C.

The Grantor further warrants as follows:

1. I am the Successor Trustee of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record December 9, 1997, in Book 62, Page 232, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. I am the presently-existing Successor Trustee under the Trust and I am authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and I, as Successor Trustee, am authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. Helen Young is alive.
5. Milton Young passed away on November 25, 2001. No Federal Estate Tax or Iowa Estate Tax is due because the taxable assets of the estate do not exceed the estate tax exemption (unified credit). No Iowa Tax return was filed with the Iowa Department of Revenue and Finance because all beneficiaries of the Trust are individuals exempt from inheritance tax.
6. Helen Young resigned as Trustee of the Trust and appointed Judy K. Young as Successor Trustee, pursuant to a document entitled Appointment of Successor Trustees dated December 6, 2001.
7. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Milton and Helen Young Trust U/T/A dated
January 16, 1997

BY: Judy K Young Trustee
Judy K. Young
Successor Trustee

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on August 27, 2015 by Judy K. Young as Successor Trustee of the Milton and Helen Young Trust U/T/A dated January 16, 1997.

[Signature]
Notary Public in and for said State

NOTARIAL SEAL
JULIE A EGLI
Commission Number 779833
Warrant Deed - My Commission Expires
8/14/16
ABENDRON & RUSSELL, P.C.