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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

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Thomas E. and Nancy C. Virgin, 1221 West Court, Winterset, IA 50273

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

Mark L. Smith, POB 230, Winterset, IA 50273

Grantors:

Thomas E. Virgin, Trustee
Nancy Virgin, Trustee

Grantees:

Thomas E. Virgin
Nancy Virgin

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of -----\$1.00----- Dollar(s)
and other valuable consideration, Thomas E. Virgin and Nancy Virgin

~~(Trustee)~~ (Co-Trustees) of THOMAS AND NANCY VIRGIN LIVING TRUST UNDER
AGREEMENT DATED DECEMBER 26, 2003

does hereby convey to Thomas E. Virgin and Nancy Virgin, as joint tenants with full rights of
survivorship and not as tenants in common the following
described real estate in MADISON County, Iowa: Lot Two (2) in Block Seven (7) of West
Addition to the Original Town of Winterset, Madison County, Iowa. This deed is exempt according to
Iowa Code 428A.2(11).

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~~th~~ day of September, 2015.

THOMAS AND NANCY VIRGIN LIVING TRUST UNDER AGREEMENT DATED DECEMBER 26, 2003

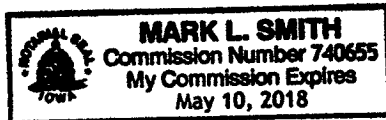
By: _____
(title) Thomas E. Virgin

By: _____
(title) Nancy Virgin

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~~th~~ day of September, 2015,
by Thomas E. Virgin and Nancy Virgin.



Mark L. Smith
Signature of Notary Public