



Document 2015 3709

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Date 12/16/2015 Time 1:48:30PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 464 DOV# 483

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107

Recorder's Cover Sheet

\$130,000

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

Breanna Young, PO Box 370, Earlham, IA 50072, Phone: (515) 758-2267

$\frac{2}{4}$

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

Jim and Donna Carey, 1563 180th St., Winterset IA 50273

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

Breanna Young, PO Box 370, Earlham, IA 50072

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**Grantors:**

Twyla A. McNair Revocable Trust

**Grantees:**

Jim Carey  
Donna Carey

**Legal description:** See Page 2

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



**TRUSTEE WARRANTY DEED  
(Inter Vivos Trust)**

For the consideration of One Hundred Thirty Thousand Dollar(s)  
and other valuable consideration, Lloyd D. McNair and Cynthia L. Anderson

~~(Trustee)~~ (Co-Trustees) of Twyla A. McNair Revocable Trust under Agreement dated May 30, 2014,

does hereby convey to Jim Carey and Donna Carey, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa: Lot 7 of Clearview Second Addition to Earlham, Madison County, Iowa.



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 9 day of December, 2015.

Twyla A. McNair Revocable Trust under Agreement dated May 30, 2014

By: \_\_\_\_\_ (title) Lloyd D. McNair  
Lloyd D. McNair

By: \_\_\_\_\_ (title) Cynthia L. Anderson  
Cynthia L. Anderson

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 9 day of December, 2015,  
by Lloyd D. McNair and Cynthia L. Anderson, as co-trustees of the above-named trust.

Tami Rice  
Signature of Notary Public

