



**BK: 2016 PG: 754**  
**Recorded: 3/30/2016 at 12:10:54.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$50.40**  
**LISA SMITH 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)  
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)  
Lester O. and Jean M. Purscell  
1854 168th Street  
Earlham, Iowa 50072

**Return Document To:** (Name and complete address)  
Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**  
Myrtle E. Allen

**Grantees:**  
Lester O. Purscell  
Jean M. Purscell

**Legal description:** See Page 2

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

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa (515) 758-2267

Individual's Name

Street Address

City

Phone

Address Tax Statement : Lester O. and Jean M. Purscell

1854 168th Street

Earlham, Iowa 50072

SPACE ABOVE THIS LINE  
FOR RECORDER**TRUSTEE WARRANTY DEED**

(Inter Vivos Trust)

For the consideration of -----Thirty-two Thousand  
Dollar(s) and other valuable consideration,MYRTLE E. ALLEN(Trustee) (~~XXXXXX~~) of the Myrtle E. Allen Revocable Living Trust dated March 31, 1993.

does hereby convey to

LESTER O. PURSCCELL and JEAN M. PURSCCELL, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common,

the following described real estate in \_\_\_\_\_ Madison \_\_\_\_\_ County, Iowa:

Parcel "B" being part of the NE¼ of the NW¼ of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the NW Corner of said NE¼ of the NW¼; thence N 90°00'00" E, along the North line thereof, 681.93 feet to the point of beginning; thence continuing N 90°00'00" E, 330.00 feet; thence S 00°00'00" E, 435.00 feet; thence N 90°00'00" W, 270.00 feet; thence N 00°00'00" E, 217.50 feet; thence S 90°00'00" W, 60.00 feet; thence N 00°00'00" E, 217.50 feet to the point of beginning, containing 3.00 Acres including 0.25 Acres of County Road right-of-way.

This deed is released from escrow and is delivered to the grantees in fulfillment of a real estate contract recorded in Book 2001, Page 3394, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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 16 day of \_\_\_\_\_ July \_\_\_\_\_, 2001.

By: \_\_\_\_\_ (title)

By: \_\_\_\_\_ (title)

As (Trustee) (Co-Trustee) of  
the above-entitled trustMyrtle E. Allen  
Myrtle E. Allen  
As (Trustee) (~~XXXXXX~~) of  
the above-entitled trust

STATE OF \_\_\_\_\_ ARIZONA \_\_\_\_\_, COUNTY OF MARICOPA

This instrument was acknowledged before me on 16 July 2001, by  
Myrtle E. Allen as [Trustee] (~~XXXXXX~~) of the  
above-entitled trust

Barbara L. Voigt  
\_\_\_\_\_, Notary Public in and for said State

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.