



Document 2016 830

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Date 4/07/2016 Time 8:22:54AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$71.20

Rev Stamp# 101 DOV# 106

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



\$45,000

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Charles R. Merrifield, 1962 Pammel Park Road, Winterset, IA 50273

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

Charles R. Merrifield, 1962 Pammel Park Road, Winterset, IA 50273

Grantors:

Charles R. Merrifield
Richard A. Merrifield

Grantees:

Charles R. Merrifield

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$45,000.00 Dollar(s) and other valuable consideration, Charles R. Merrifield and Richard A. Merrifield (Trustee) (Co-Trustees) of the Laraine R. Merrifield Revocable Trust dated October 16, 2007, does hereby convey to Charles R. Merrifield the following described real estate in Madison County, Iowa: An undivided one-half interest in and to: See description attached.

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 on _____

Laraine R. Merrifield Revocable Trust dated October 16, 2007

By: _____ (title)

[Signature of Charles R. Merrifield]
Charles R. Merrifield

By: _____ (title)

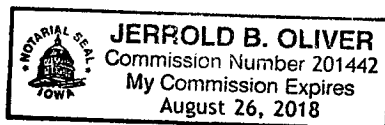
[Signature of Richard A. Merrifield]
Richard A. Merrifield
As (Trustee) (Co-Trustee) of
The above entitled trust

As (Trustee) (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 5, 2016, by Charles R. Merrifield

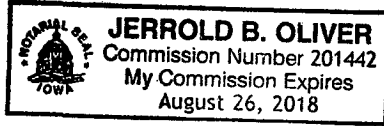
[Signature of Notary Public]
Signature of Notary Public



STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 5, 2016, by Richard A. Merrifield

Jerrold B. Oliver
Signature of Notary Public



STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

A parcel of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Eleven (11), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the West line of said Section Eleven (11), South 00°00'00" 139.61 feet to the Point of Beginning, thence South 47°30'13" East 110.98 feet, thence South 28°46'19" East 555.21 feet, thence North 90°00'00" East 98.35 feet, thence South 00°00'00" 490.10 feet, thence South 88°26'41" West 447.58 feet to the West line of said Section Eleven (11), thence along said West line, North 00°00'00" 1063.88 feet to the Point of Beginning, said parcel of land contains 7.574 Acres; AND an Easement described as follows: Beginning at the Northwest corner of the Northwest Quarter (1/4) of said Section Eleven (11), thence North 8 1/2 feet, thence West 80 rods, more or less, to the center line of the public highway, thence South along the center line of said highway 17 feet, thence East 80 rods, more or less, to a point 8 1/2 feet South of the place of beginning, thence North 8 1/2 feet to the place of beginning, in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

Grants an easement over and across a portion of the Northwest Quarter of the Northwest Quarter of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running from the Northwest Corner of the above-described real estate to the following-described real estate: A parcel of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Eleven (11), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the West line of said Section Eleven (11), South 00°00'00" 139.61 feet to the Point of Beginning, thence South 47°30'13" East 110.98 feet, thence South 28°46'19" East 555.21 feet, thence North 90°00'00" East 98.35 feet, thence South 00°00'00" 490.10 feet, thence South 88°26'41" West 447.58 feet to the West line of said Section Eleven (11), thence along said West line, North 00°00'00" 1063.88 feet to the Point of Beginning, said parcel of land contains 7.574 Acres, which tract of land is owned by Grantees. The easement granted shall be used by Grantees, their heirs, successors and assigns as an access right-of-way to provide ingress and egress to and from the above-described real estate owned by Grantees.