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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$105.60

Rev Stamp# 205 DOV# 210

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

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CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$66,500

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)

Malcolm and Sheena Cortner

1218 Prairie Street

Adel, Iowa 50003

Return Document To: (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

Grantors:

Glenna J. Finney Revocable Trust

Grantees:

Malcolm Cortner

Sheena Cortner

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$66,500.00 Dollar(s) and other valuable consideration, Glenna J. Finney

(Trustee) (Co-Trustee) of the GLENNA J. FINNEY REVOCABLE TRUST under agreement dated August 20, 2007 does hereby convey to MALCOLM CORTNER and SHEENA CORTNER, 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 "F" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 11.97 acres, as shown in Plat of Survey filed in Book 2016, Page 1104 on April 29, 2016, in the Office of the Recorder of 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 on June 2, 2016.

By: (title)

By: (title)

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

Handwritten signature of Glenna J. Finney, followed by printed name and title: Glenna J. Finney, As (Trustee) (Co-Trustee) of The above entitled trust

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on June 2, 2016, by Glenna J. Finney as trustee of the Glenna J. Finney Revocable Trust under agreement dated August 20, 2007.



Handwritten signature of Tiffany M. Schriener, followed by printed name: Signature of Notary Public