



Document 2016 1939

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Date 7/08/2016 Time 10:37:56AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 256 DOV# 261

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

\$60,000

Preparer Information:

Joseph W. Coppola III, 4201 Westown Pkwy, Ste. 250, WDM, IA 50266,
Phone: (515) 283-1801 (3417BR)

³/₄

Taxpayer Information:

Winterset Community School District, P.O. Box 30, Winterset, IA 50273

E

Return Address

Winterset Community School District, P.O. Box 30, Winterset, IA 50273

Grantors:

Michael P. Neal and Anita L. Neal, Co-Trustees of The Neal Family Living Trust Dated
September 29, 2015

Grantees:

Winterset Community School District

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Michael P. Neal and Anita L. Neal , Co-Trustees of The Neal Family Living Trust Dated September 29, 2015 do hereby convey to Winterset Community School District the following described real estate in Madison County, Iowa:

The West 165 feet of the South One-fourth (S 1/4) of Out Lot Eight (8) of South
Addition of Out Lots to the City of Winterset, Madison County, Iowa

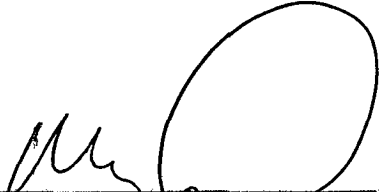



The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: July 6, 2016.
The Neal Family Living Trust Dated September 29, 2015



Michael P. Neal


Anita L. Neal

As Co-Trustees of the above-entitled trust

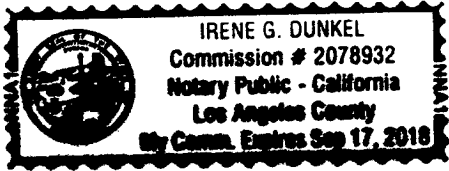
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 7/6/16 before me, Irene G. Dunkel, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Anita L And Michael P Neal
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

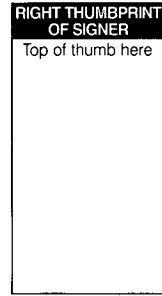
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

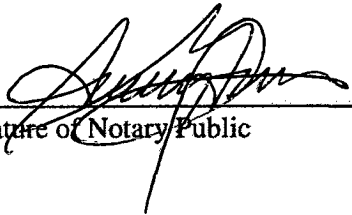
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



STATE OF CA, COUNTY OF Los Angeles

This record was acknowledged before me on July 6, 2016, by Michael P. Neal and Anita L. Neal, Co-Trustees of The Neal Family Living Trust Dated September 29, 2015.



Signature of Notary Public