

BK: 2016 PG: 2438
Recorded: 8/24/2016 at 1:13:40.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
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)
Gloria J. Neal
1311 Creamery Road
Dexter, Iowa 50070

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

Grantors:
Doris L. Neal Trust

Grantees:
Joy Neal Kidney
Gloria Jean Neal

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$1.00 and no/100ths Dollar(s) and other valuable consideration, Gloria J. Neal

(Trustee) (Co-Trustee) of the DORIS L. NEAL TRUST dated October 15, 2015 does hereby convey to JOY NEAL KIDNEY and GLORIA JEAN NEAL

the following described real estate in Madison County, Iowa: The undivided one-half interest of the Doris L. Neal Trust in and to: The East 100 Acres of the Northeast Quarter (NE 1/4) and the East 50 Acres of the West 60 Acres of the Northeast Quarter (NE 1/4) all in Section 19, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa. This deed is given to distribute assets of the Doris L. Neal Trust. Monetary consideration is less than \$500. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(20) and (21), Code of 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 August 23, 2016

By: (title)

By: (title)

Gloria J. Neal
Gloria J. Neal
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 August 23, 2016, by Gloria J. Neal

Signature of Notary Public

