

BK: 2017 PG: 170
Recorded: 1/17/2017 at 10:00:20.0 AM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Matthew Bollman, 1415 28th Street, Ste. 160, West Des Moines, IA 50266, Phone: (515) 727-0986

Taxpayer Information:

Phyllis L Woodley, 1016 N 3rd Avenue, Winterset, IA 50273

Return Address

Matthew Bollman, 1415 28th Street, Ste. 160, West Des Moines, IA 50266

Grantors:

Carrie Woodley, Trustee of the Phyllis L Woodley Irrevocable Trust dated June 24, 2016

Grantees:

Phyllis L Woodley, a single person

Legal Description: See Page 3

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, Carrie Woodley, Trustee of Phyllis L Woodley Irrevocable Trust dated June 24, 2016 does hereby convey to Phyllis L Woodley, a single person the following described real estate in Madison County, Iowa:

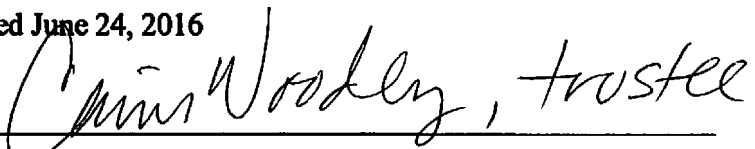
See 1 in Addendum This deed is exempt according to Iowa Code 428A.2(21).

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: January 14, 2017
Phyllis L Woodley Irrevocable Trust dated June 24, 2016



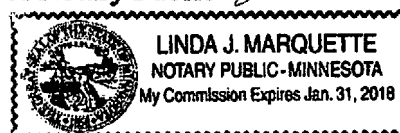
Carrie Woodley, as Trustee of the above-entitled trust

Minnesota
STATE OF ~~IOWA~~, COUNTY OF Wright

This record was acknowledged before me on January 14, 2017, by Carrie Woodley.



Signature of Notary Public



Addendum

- 1. Lot "G", a portion of Lot Nine (9) of Circle Heights Plat No. Three (3), Phase Three (3), City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2007, Page 1996, on May 15, 2007, in the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in the Circle Heights Townhouse Association Declaration dated July 12, 2005, and filed on July 14, 2005, in Book 2005, Page 3277 in the Office of the Recorder of Madison County, Iowa.**

This deed is exempt according to Iowa Code 428A.2(21).