



Document 2017 968

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

\$85,000

Preparer Information: (Name, address and phone number)
Bryan R. Jennings, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542
 $\frac{2}{4}$

Taxpayer Information: (Name and complete address)
Marcus E. McCartney, 22351 360th Street, DeSoto, Iowa 50069

Return Document To: (Name and complete address)
 Bryan R. Jennings, Jennings Law Office, P.O. Box 158, Adel, IA 50003

Grantors:
Geneva M. Holmes as Trustee of The
Geneva Holmes Revocable Living
Trust dated December 3, 2013

Grantees:
Marcus E. McCartney

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Geneva M. Holmes (Trustee) (Co-Trustees) of the Geneva M. Holmes as Trustee of The Geneva M. Holmes Revocable Living Trust dated December 3, 2013 does hereby convey to Marcus E. McCartney the following described real estate in Madison County, Iowa: Lot Four (4) of Cook's Addition to the Town of Earlham, 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 March 21, 2017.

The Geneva M. Holmes Revocable Living Trust dated December 3, 2013

By: Geneva Holmes, Trustee(title)

By: (title)

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

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

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on 3-21-17, by Geneva M. Holmes, Trustee



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

Acknowledgement for Corporate Trustee

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

as _____,
of _____

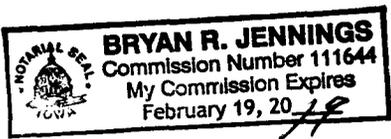
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

Signature of Notary Public

STATE OF Iowa, COUNTY OF DALLAS
This record was acknowledged before me on _____, by Geneva M
Holmes

as Trustee
of The Geneva M. Holmes Revocable Living Trust dated December 3, 2013

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Bryan R. Jennings
Signature of Notary Public