

**BK: 2017 PG: 1030**  
**Recorded: 4/3/2017 at 10:13:08.0 AM**  
**Fee Amount: \$22.00**  
**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, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515)  
758-2267

**Taxpayer Information:** (Name and complete address)  
Madison County Historical Society, Inc.  
815 S. 2nd Avenue, P.O. Box 15  
Winterset, Iowa 50273

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

**Grantors:**  
John D. Stowell Trust

**Grantees:**  
Madison County Historical Society, Inc.

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of One and no/100ths Dollar(s) and other valuable consideration, Roger D. Stowell (Trustee) of the JOHN D. STOWELL TRUST dated January 22, 2009 does hereby convey to Madison County Historical Society, Inc., an Iowa nonprofit corporation, the following described real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

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 28, 2017.

By: (title)

By: Roger D. Stowell (title)

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 March 28, 2017, by Roger D. Stowell as Trustee of the John D. Stowell Trust dated January 22, 2009

Signature of Notary Public

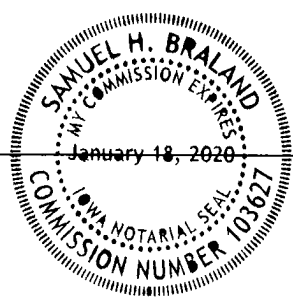


Exhibit "A"

The North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and the North  $13\frac{2}{3}$  acres of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Eight (8); and the South 33.27 acres of the following described tract of land, to-wit: - The West Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Eight (8) except the West 9 acres thereof and except the two following described tracts of land, to-wit: - Commencing at the Southeast corner of said West Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and running thence North 2640 feet to the Northeast corner thereof, thence West 20 feet to the center of the highway as now established and used, thence in a Southwesterly direction to a point 70 feet West of the place of beginning, thence East to the place of beginning; and also commencing at a point on the South line of said West Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) 3 rods and 18 links West of the Southeast corner thereof, and running thence North parallel with the East line of said 80 acre tract 16 rods, thence West parallel with the South line of said 80 acre tract 10 rods, thence South parallel with the East line of said 80 acre tract 16 rods to the South line thereof, thence East along said South line of said 80 acre tract 10 rods to the place of beginning, containing one acre and used as a school house lot; all being in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is given to distribute assets of the John D. Stowell 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 Sections 428A.2(2) and 428A.2(21), Code of Iowa.