

**BK: 2017 PG: 2470**  
**Recorded: 8/9/2017 at 2:58:31.0 PM**  
**Fee Amount: \$27.00**  
**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)

Ginger K. Capps  
2222 Adair Madison Avenue  
Winterset, Iowa 50273

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Rose M. Deo Trust

**Grantees:**

Ginger K. Capps

**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, James W. Belden (Trustee) of the ROSE M. DEO TRUST dated January 4, 2006 does hereby convey to GINGER K. CAPPS 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 August 8, 2017.

By: (title)

By: (title)

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

James W. Belden As (Trustee) (Co-Trustee) of The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 8, 2017, by James W. Belden as Trustee of the Rose M. Deo Trust dated January 4, 2006

Signature of Notary Public

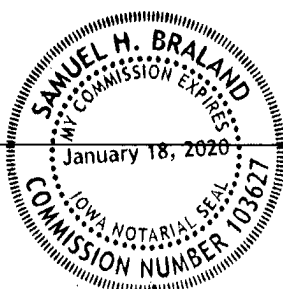


Exhibit "A"

The Northeast Fractional Quarter (¼) of the Northeast Quarter (¼) of Section Six (6), Township Seventy-five (75) North, Range Twenty-Nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

AND

A tract of land including all of Blocks Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), and Lots One (1), Five (5), Six (6), Seven (7) and Eight (8) in Block Ten (10), and part of the vacated alleys and streets located in said Blocks Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), ALL in the Original Town of Webster, Madison County, Iowa, and all more particularly described as follows, to-wit: Beginning at the Northwest Corner of Block Seven (7) of the Original Town of Webster, Madison County, Iowa, thence South to a point which is 33 feet South of the Southwest Corner of Block Fifteen (15) of the Original Town of Webster, thence East to a point which is 33 feet South of the Southeast Corner of Block Thirteen (13) of the Original Town of Webster, thence East 66 feet, thence North to a point which is 66 feet East of the Northeast Corner of Block Five (5) of the Original Town of Webster, thence North 33 feet, thence West to a point which is 33 feet North of the Northwest Corner of Block Six (6) of the Original Town of Webster, thence South 33 feet, thence West to the Point of Beginning, **EXCEPT** Parcel "A" located therein, containing 7.66 acres, as shown in Plat of Survey filed in Book 2, Page 283 on June 14, 1996, in the Office of the Recorder of Madison County, Iowa. Said tract of land includes Parcel "B" located in said Blocks Ten (10) and Fifteen (15), containing 3.00 acres, as shown in Plat of Survey filed in Book 2006, Page 3804 on September 15, 2006, in the Office of the Recorder of Madison County, Iowa.

This deed is given to distribute assets of the Rose M. Deo 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.