



**BK: 2017 PG: 3000**  
**Recorded: 9/25/2017 at 10:24:25.0 AM**  
**Fee Amount: \$32.00**  
**Revenue Tax: \$287.20**  
**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)  
Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Taxpayer Information:** (Name and complete address)  
Debra L. Rodgers, 3540 E. Avenue South, Unit D, La Crosse, WI 54601

**Return Document To:** (Name and complete address)  
Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: (515) 462-4912

**Grantors:**  
Gregory Myles Alexander,  
Danny A. Alexander, Julie Ann Alexander,  
n/k/a Breda, David Mark Alexander  
and Jill Alexander, Trustees of the  
Alexander Family Trust under  
Trust Agreement dated August 9, 1999

**Grantees:**  
Debra L. Rodgers

**Legal description:** See Page 2

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



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$180,000.00 Dollar(s) and other valuable consideration, Gregory Myles Alexander, Danny A. Alexander, Julie Ann Alexander, n/k/a Julie Ann Breda, David Mark Alexander and Jill Alexander, (X) (X) Trustees of the Alexander Family Trust, a/k/a Alexander Trust under Trust Agreement dated August 9, 1999, does hereby convey to Debra L. Rodgers, a Single Person, the following described real estate in MADISON County, Iowa: Lot Ten (10) of Honor's Acres Second Addition to the Town of Winterset, 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 September 21, 2017.

Handwritten signature of Gregory Myles Alexander

Gregory Myles Alexander
As Trustee of the above-entitled trust

Handwritten signature of Julie Ann Breda

Julie Ann Breda
As Trustee of the above-entitled trust

Handwritten signature of Julie Ann Alexander

Jill Alexander
As Trustee of the above-entitled trust

Handwritten signature of Danny A. Alexander

Danny A. Alexander
As Trustee of the above-entitled trust

David Mark Alexander
As (Trustee) (X) (X) of
the above-entitled trust

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

Handwritten signature and date 9-19-17



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$180,000.00 Dollar(s) and other valuable consideration, Gregory Myles Alexander, Danny A. Alexander, Julie Ann Alexander, n/k/a Julie Ann Breda, David Mark Alexander and Jill Alexander, (Trustee) (Co-Trustees) of the Alexander Family Trust, a/k/a Alexander Trust under Trust Agreement dated August 9, 1999, does hereby convey to Debra L. Rodgers, a Single Person, the following described real estate in MADISON County, Iowa: Lot Ten (10) of Honor's Acres Second Addition to the Town of Winterset, 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 September, 2017.

Handwritten signature of Gregory Myles Alexander

Gregory Myles Alexander
As Trustee of the above-entitled trust

Handwritten signature of Julie Ann Breda

Julie Ann Breda
As Trustee of the above-entitled trust

Handwritten signature of Danny A. Alexander

Danny A. Alexander
As Trustee of the above-entitled trust

Handwritten signature of David Mark Alexander

David Mark Alexander
As (Trustee) (Co-Trustee) of
the above-entitled trust

Jill Alexander
As Trustee of the above-entitled trust

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

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 21, 2017, by Gregory Myles Alexander, Danny A. Alexander and Julie Ann Breda  
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

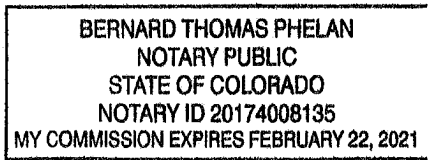
Alice Parker  
Signature of Notary Public



STATE OF Colorado, COUNTY OF Adams

This record was acknowledged before me on September 20, 2017, by David Mark Alexander  
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

Bernard Thomas Phelan  
Signature of Notary Public



**Acknowledgment 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 \_\_\_\_\_, COUNTY OF \_\_\_\_\_

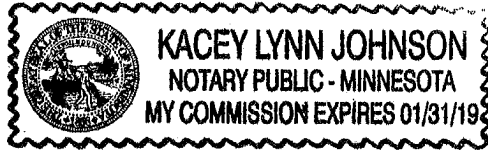
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_  
As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public

**Acknowledgment for Individual Trustee**

STATE OF Minnesota, COUNTY OF Koochiching  
This record was acknowledged before me on September, 2017, by Jill Alexander

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



*Kacey Lynn Johnson*  
Signature of Notary Public

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

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

\_\_\_\_\_  
Signature of Notary Public

**Acknowledgment 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 \_\_\_\_\_, 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