



Document 2017 3342

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Date 10/24/2017 Time 12:51:33PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$218.40

Rev Stamp# 457

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$136,900

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

MFL39658

Preparer Information: (Name, address and phone number)

Phil Watson, Esq.

535 E. Army Post Road

Des Moines, IA 50315

Phone: (515) 287-7000

Taxpayer Information: (Name and complete address)

Jack A. Gyles and LaCinda S. Gyles

3307 Hwy 92

Prole, IA 50229

Return Document To: (Name and complete address)

Jack A. Gyles and LaCinda S. Gyles

3307 Hwy 92

Prole, IA 50229

Grantors:

Arthur A. Smith Revocable

Trust U/A May 7, 2009

Grantees:

Jack A. Gyles

LaCinda S. Gyles

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of (\$1.00) One and No/100 Dollar(s) and
other valuable consideration, Arthur A. Smith

(Trustee) (Co-Trustees)
of the Arthur A. Smith Revocable Trust U/A May 7, 2009

does hereby convey to Jack A. Gyles and LaCinda S. Gyles, as joint tenants with full rights of
survivorship and not as tenants in common the following described

real estate in Madison County, Iowa: A tract of land located in the Northwest Quarter (1/4) of the
Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26)
West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a
point 247 feet South of the Northwest corner of said Section Twenty-four (24), running thence South 94 feet,
thence East 274 feet, thence North 94 feet, thence West 274 feet to the point of beginning.



Locally known as: 313 Morgan Street, St. Charles, IA 50240

This Deed given in fulfillment of the Real Estate Contract recorded on December 3, 2010, in Book 2010, Page
3060 Madison County Records, and the warranties contained herein extend only to the date of this Contract.
No Declaration of Value or Groundwater Hazard Statement required.
This deed is exempt according to Iowa Code 428A.2(9).

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 October 12, 2017.

ARTHUR A. SMITH REVOCABLE
TRUST U/A MAY 7, 2009

By: [Signature]
Arthur A. Smith
As (Trustee) (Co-Trustee) of
the above-entitled trust

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

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on October 12, 2017, by Arthur A. Smith
as Trustee of the Arthur A. Smith Revocable Trust U/A May 7, 2009

Phil Watson
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 _____, 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