



BK: 2017 PG: 3933
Recorded: 12/15/2017 at 12:19:59.0 PM
Fee Amount: \$22.00
Revenue Tax: \$495.20
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)
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)
Corey W. Garner and Lori L. Garner, 2033 330th Street, Lorimor, IA 50149

Return Document To: (Name and complete address)
Corey W. Garner and Lori L. Garner, 2033 330th Street, Lorimor, IA 50149

Grantors:
Melody A. Black

Grantees:
Corey W. Garner
Lori L. Garner

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of ---\$310,000.00--- Dollar(s) and
other valuable consideration, Melody A. Black

(Trustee) (Co-Trustees)
of the Donald A. Williams Nonrevocable Income Only Trust

does hereby convey to Corey W. Garner and Lori L. Garner, As Joint Tenants with Full Rights of
Survivorship and not as Tenants in Common the following described

real estate in Madison County, Iowa: The Southeast Quarter (1/4) of the Southwest Quarter
(1/4) of Section Twenty-six (26), Township Seventy-four (74) North, Range Twenty-eight (28) West of
the 5th P.M., Madison County, Iowa, EXCEPT that part thereof conveyed for highway purposes.

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 December 6, 2017

Melody A. Black

Melody A. Black
As (Trustee) (Co-Trustee) of
the above-entitled trust

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

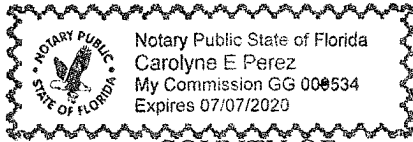
Acknowledgment for Individual Trustee

STATE OF Florida, COUNTY OF Orange

This record was acknowledged before me on December 20, 2017, by Melody A. Black

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

Carolyn E. Perez
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