



Document 2017 4027

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Date 12/22/2017 Time 12:55:44PM

Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Trent Groetken  
P.O. Box 158, 306 Audubon St.  
Adair, IA 50002, Phone: (641) 742-5231

**Taxpayer Information:** (Name and complete address)

Lance Palmitier, 7320 NW 21st St., Ankeny, IA 50023  
Alec Palmitier, 602 S. Water St., Madrid, IA 50156

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

Trent Groetken  
P.O. Box 158, 306 Audubon St.  
Adair, IA 50002

**Grantors:**

Marcia Faye Palmitier Trust dated March 16, 2011

**Grantees:**

Lance Donald Palmitier  
Alec David Palmitier

**Legal description:** See Page 2

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



TRUSTEE WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, Lance Donald Palmitier and Alec David Palmitier (Trustee) (Co-Trustees) of the Marcia Faye Palmitier Trust, dated March 16, 2011 does hereby convey to Lance Donald Palmitier and Alec David Palmitier the following described real estate in Madison County, Iowa:

An undivided One-half (1/2) interest in The North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Seven (27), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Consideration less than \$500. No documentary stamps required. No Declaration of Value required. No Groundwater Hazard Statement required.

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 21, 2017

\_\_\_\_\_

*Lance Donald Palmitier*

Lance Donald Palmitier
As (Trustee) (Co-Trustee) of
the above-entitled trust

\_\_\_\_\_

*Alec David Palmitier*

Alec David Palmitier
As (Trustee) (Co-Trustee) of
the above-entitled trust

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on December 21, 2017, by Lance Donald Palmitier

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



Trent Groetken  
Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on December 21, 2017, by Alec David Palmitier

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



Alec David  
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