



**BK: 2018 PG: 83**  
**Recorded: 1/5/2018 at 1:56:05.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$72.80**  
**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)  
Michael J. Frank  
Terri L. Zimmerman-Frank  
1102 Elmwood Lane  
Earlham, Iowa 50072

**Return Document To:** (Name and complete address)  
Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**  
Dixie L. Smith Trust

**Grantees:**  
Michael J. Frank  
Terri L. Zimmerman-Frank

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**Legal description:** See Page 2

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



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of 45,744.00 & no/100ths Dollar(s) and other valuable consideration, Dixie L. Smith

(Trustee) (Co-Trustee) of the DIXIE L. SMITH TRUST dated September 14, 2010

does hereby convey to MICHAEL J. FRANK and TERRI L. ZIMMERMAN-FRANK, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "E" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.718 acres, as shown in Plat of Survey filed in Book 2017, Page 3574 on November 15, 2017, in the Office of the Recorder of 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 on December 27, 2017.

By: (title)

By: (title)

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

Dixie L. Smith signature, As (Trustee) (Co-Trustee) of The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 27, 2017, by Dixie L. Smith as Trustee of the Dixie L. Smith Trust dated September 14, 2010

Signature of Notary Public

