



Document 2018 1462

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Date 5/10/2018 Time 9:51:24AM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$199.20 ANNO

Rev Stamp# 187 DOV# 187 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$125,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Robert Duff, 922 N. 3rd Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)

Robert Duff, 922 N. 3rd Avenue, Winterset, IA 50273

Grantors:

Elizabeth P. McCullough

Grantees:

Robert C. Duff

Linda K. Duff

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of \$125,000.00 Dollar(s) and other valuable consideration, Elizabeth P. McCullough

(Trustee) (Co-Trustees)

of the Elizabeth P. McCullough Revocable Living Trust dated December 2, 2013

does hereby convey to Robert C. Duff and Linda K. Duff, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described

real estate in Madison County, Iowa: Lot Twenty-nine (29) and a tract commencing at the Northwest corner of said Lot and running North 8¼ feet, thence East 62 feet, thence South 8¼ feet to the Northeast corner of said Lot, thence West to the point of beginning, in Block Four (4) of Danforth's Second Addition to 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 5/8/18

Elizabeth P. McCullough

Elizabeth P. McCullough
As (Trustee) (Co-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 5/8/18, by Elizabeth P. McCullough

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

Toni Marie Tindle
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