



Document 2018 3019

Book 2018 Page 3019 Type 03 001 Pages 4

Date 9/18/2018 Time 8:18:26AM

Rec Amt \$22.00 Aud Amt \$5.00

INDX

ANNO

SCAN

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)

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

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

Jan B. Godby, 2909 Woodland Avenue, #614, Des Moines, IA 50312

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

Jan B. Gody, 2909 Woodland Avenue, #614, Des Moines, IA 50312

**Grantors:**

Jan B. Godby

**Grantees:**

Jan B. Godby

**Legal description:** See Page 2

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



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

For the consideration of \$1 Dollar(s) and other valuable consideration, Jan B. Godby (Trustee) (~~Co-Trustees~~) of the John F. Godby Revocable Trust does hereby convey to Jan B. Godby, Trustee of the Jan B. Godby Revocable Trust the following described real estate in Madison County, Iowa: An undivided one-half interest in and to the attached description. This deed is exempt according to Iowa Code 428A.2(21).

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 9/4/18.

\_\_\_\_\_  
  
\_\_\_\_\_

Jan B. Godby  
Jan B. Godby  
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 Sept 4, 2018, by Jan B. Godby

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



[Signature]  
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

All that part of the West Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, which lies North of the right-of-way of the Chicago, Rock Island & Pacific Railroad.

AND

The Southwest Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; **EXCEPT** Parcel "D" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section One (1), containing 8.152 acres, as shown in Plat of Survey filed in Book 2002, Page 4184 on August 27, 2002 in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "F" located therein, containing 6.896 acres, as shown in Plat of Survey filed in Book 2007, Page 2839 on July 18, 2007, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** the Railroad Right-of-Way located therein.