



Document 2018 4233

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Date 12/26/2018 Time 1:35:45PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$220.80

Rev Stamp# 565 DOV# 565

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



138,333

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

F1054219

Preparer Information: (Name, address and phone number)

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

JBO

Taxpayer Information: (Name and complete address)

Franklin Eugene Wade, Jr., 128 Lilliana Street, Patterson, IA 50218

Return Document To: (Name and complete address)

Franklin Eugene Wade, Jr., 128 Lilliana Street, Patterson, IA 50218

Grantors:

Dallon Morris Special Needs Trust

Grantees:

Franklin Eugene Wade, Jr.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



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

For the consideration of \$138,333.00 Dollar(s) and
other valuable consideration, Iowa State Bank

(Trustee) (Co-Trustees)
of the Dallon Morris Special Needs Trust
does hereby convey to Franklin Eugene Wade, Jr.

the following described
real estate in Madison County, Iowa: An undivided One-Third interest in and to: Lot Two (2)
of Jones Place, located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26),
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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 12/21/18.

Iowa State Bank,
As Trustee of the above-named trust

Allan Knudsen, Vice President and Trust Officer

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

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

Acknowledgment for Individual Trustee

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

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

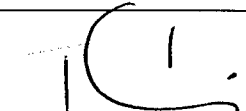
STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 12-21-18, by Allen Knudsen

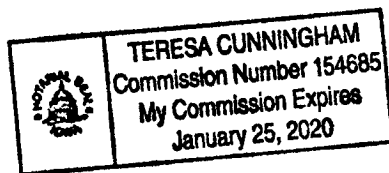
as Vice President and Trust Officer

of Dallon Morris Special Needs Trust

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