

Document 2008 3157

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$135.20

Rev Stamp# 329 DOV# 330

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

48081365

Preparer Information: (Name, address and phone number)

Dean R. Nelson
P.O. Box 370
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

Jordan Payne
1573 Hogback Bridge Road
Winterset, Iowa 50273

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

Jordan Payne
1573 Hogback Bridge Road
Winterset, Iowa 50273

Grantors:

Marie Stanley and Ann Marie Epperson,
Co-Trustees of the Marie Stanley Trust

\$ 85,000.00

Grantees:

Jordan Payne

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Eighty-five Thousand and no/100ths
Dollar(s) and other valuable consideration,
MARIE STANLEY and ANN MARIE EPPERSON
(Trustees) (Co-Trustees) of MARIE STANLEY TRUST

does hereby convey to
JORDAN PAYNE

the following described real estate in Madison County, Iowa:



Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Book 2002, Page 4187 on August 27, 2002, 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 this 13 day of October, 2008

By: _____ (title)

Marie Stanley
Marie Stanley

By: _____ (title)

Ann Marie Epperson
Ann Marie Epperson

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on October 13, 2008, by Marie Stanley and Ann Marie Epperson

Dean R. Nelson
Dean R. Nelson, Notary Public

