



Document 2012 1197

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Date 4/25/2012 Time 12:41 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$308.00

Rev Stamp# 114 DOV# 118

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

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, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Andrew Witt and Crystal Witt, 133 S 10th Ave., Winterset, IA 50273

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Eleanor Ritter Revocable Trust

Grantees:

Andrew Witt

Crystal Witt

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$193,000.00
Dollar(s) and other valuable consideration,
Barbara Hendricks
(Trustee) ~~(Co-Trustee)~~ of Eleanor Ritter Revocable Trust c/u Trust Agreement dated May 31, 2002
does hereby convey to
Andrew Witt and Crystal Witt as Joint Tenants with Full Rights of Survivorship and Not as Tenants
in Common

the following described real estate in Madison County, Iowa:
Lot Two (2) of Kingery Court Addition to the Town of 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 this 23rd day of April, 2012.

Eleanor Ritter Revocable Trust c/u Trust Agreement dated May 31, 2002

By: _____
(title)

Barbara Hendricks
Barbara Hendricks

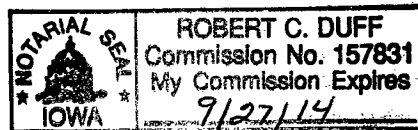
By: _____
(title)

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 4/23/12, by
Barbara Hendricks



Robert C Duff, Notary Public