



Document 2012 2717

Book 2012 Page 2717 Type 03 001 Pages 2
Date 9/13/2012 Time 10:33 AM
Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Scott Riemenschneider AT0006626, Riemenschneider Law Firm, P.L.C.
Wilson Deege Dollar Despotovich & Riemenschneider
1601 22nd Street, Suite 300, West Des Moines, IA 50266, Phone: (515) 327-1000

Taxpayer Information: (Name and complete address)

West Bank, Attn: Trust Dept, 1601 22nd Street, West Des Moines, IA 50266

Return Document To: (Name and complete address)

✓ Scott Riemenschneider AT0006626, Riemenschneider Law Firm, P.L.C.
Wilson Deege Dollar Despotovich & Riemenschneider
1601 22nd Street, Suite 300, West Des Moines, IA 50266, Phone: (515) 327-1000

Grantors:

West Bank

Grantees:

West Bank

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE WARRANTY DEED

~~XXXXXXXXXX~~

For the consideration of no (\$0.00)

Dollar(s) and other valuable consideration,

West Bank, as Successor Trustee (acting in place of the former Trustee - U.S. Bank, N.A.)

(Trustee) ~~(Co-Trustee)~~ of the John P. Burgus Trust

does hereby convey to

West Bank, Trustee of the John P. Burgus Trust

the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SE 1/4) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa containing 9.992 acres, as shown in Plat of Survey filed in Book 3, Page 574, on May 2, 2000, in the Office of the Recorder of Madison County, Iowa.

Locally known as: 2774 Truro Road, St. Charles, Iowa

Exempt transaction - 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 this 31st day of August, 2012.

West Bank, Trustee of the John P. Burgus Trust

By: 
James B. Benda, Vice President (title)

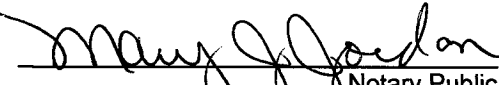
By: _____
(title)

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

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

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on August 31, 2012, by
James B. Benda as Vice President of West Bank


Notary Public
