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Rec Amt \$17.00 Aud Amt \$10.00

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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)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Grace J. Caudill, c/o Loren W. Caudle, POB 137, Truro, IA 50257

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

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Loren W. Caudill, Trustee
of the Walter F. Caudill
Revocable Trust Dated
November 6, 2008

Grantees:

Grace J. Caudill

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ----\$1.00---

Dollar(s) and other valuable consideration,
Loren W. Caudill

(Trustee) ~~(Co-Trustee)~~ of Walter F. Caudill Revocable Trust Dated November 6, 2008

does hereby convey to
Grace J. Caudill

the following described real estate in Madison County, Iowa:
See 1 in Addendum

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 21st day of December, 2012.

Walter F. Caudill Revocable Trust Dated November 6, 2008

By: _____
(title)

Loren W. Caudill
Loren W. Caudill

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 12/21/12, by
Loren W. Caudill

Mark L. Smith

Notary Public



Addendum

1. An undivided one-half interest in and to the following-described real estate, to-wit:

Lot 4, Block 15, Original Town of Winterset, Madison County, Iowa; AND, the North 50.76 Rods of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND, the East Half (E 1/2) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirteen (13), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the following-described tract, to-wit: Commencing at the southeast corner of the Southwest Quarter (SW 1/4) of said Section Thirteen (13) and running thence West 13 rods, thence North 6 1/4 rods, thence E 13 rods, thence North 1 3/4 rods, thence East 20 rods, thence South 8 rods, thence West 20 rods to the place of beginning.

The consideration for this transfer is less than \$500.00; therefore, no Declaration of Value or Ground Water Hazard Statement is required.