



Document 2013 244

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$288.80

Rev Stamp# 17 DOV# 17

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$181,000

Preparer Information: (Name, address and phone number)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072
(515) 758-2267

Taxpayer Information: (Name and complete address)

Phillip A. and Leisa R. Imboden
1312 - 160th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Verle and Bette LaRue Living Trust

Grantees:

Phillip A. Imboden
Leisa R. Imboden

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One and no/100ths (\$1.00)
Dollar(s) and other valuable consideration,
William LaRue
(Trustee) ~~(Co-Trustee)~~ of the VERLE and BETTE LARUE 1990 LIVING TRUST dated May 21, 1990

does hereby convey to
PHILLIP A. IMBODEN and LEISA R. IMBODEN, husband and wife, as joint tenants with full rights of
survivorship, and not as tenants in common,

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The Northeast Quarter (1/4) of the Southeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

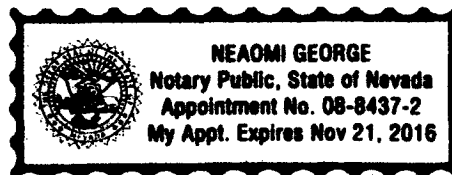


The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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 this 14th day of January, 2013.



By: _____
(title)

By: _____
(title)

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

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

STATE OF NEVADA, COUNTY OF WASHOE

This instrument was acknowledged before me on January 14, 2013
2013, by William LaRue as trustee of the Verle and Bette LaRue Living Trust.

Neomi George, Notary Public