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INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

RECORDERS COVER SHEET

TYPE OF DOCUMENT: Warranty Deed

Prepared By: Scott H. Langston, Esquire
Post Office Box 1897
Lakeland, Florida 33802
(863) 688-5659

✓ Return to: Scott H. Langston, Esquire
Post Office Box 1897
Lakeland, Florida 33802

Send Tax Statement to: Joyce Ann Smull, Trustee
3539 Innisbrook Drive
Lakeland, Florida 33809

Grantor: Joyce Ann Smull

Grantee: Joyce Ann Smull, Trustee

Consideration is less than \$500.00

THIS INSTRUMENT WAS PREPARED BY:

SCOTT H. LANGSTON, ESQUIRE

P. O. BOX 1897

LAKELAND, FL 33802-1897

WARRANTY DEED

THIS INDENTURE made this 19th day of June, 2013, between JOYCE ANN SMULL, a married woman, (hereinafter referred to as Grantor), for and in consideration of TEN and NO/100 (\$10.00) DOLLARS and other valuable consideration, hereby grants and conveys to JOYCE A. SMULL, (hereinafter referred to as Grantee) as Trustee of the JOYCE A. SMULL LIVING REVOCABLE TRUST dated June 19, 2013, whose address is 3539 Innisbrook Drive, Lakeland, Florida 33809, all of my undivided one-third (1/3) interest in the following described property located in Madison County, Iowa, to-wit:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-Six (36), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

N.B. The Grantor herein covenants that the above-described property does not constitute her homestead.

N.B. This transfer is subject to the terms and conditions as set forth in Exhibit A, which is attached hereto and made a part hereof.

N.B. Subject to easements, restrictions and/or conditions of record and taxes for the current year.

N.B. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO TITLE INSURANCE WAS REQUESTED OR GIVEN.

Grantors hereby covenant that the land is free of all encumbrances, except as stated herein, that lawful seisin of and good right to convey the land are vested in Grantors, and Grantors hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

DATED this 19th day of June, 2013.

Signed, sealed and delivered
in the presence of:

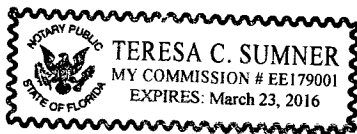

Witness: SCOTT H. LANESTON


Witness: GAIL L. ZELLARS


JOYCE ANN SMULL
3539 Innis Brook Drive
Lakeland, Florida 33809

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this
19th day of June, 2013, by JOYCE A. SMULL, who is personally known
to me or who produced n/a as identification.



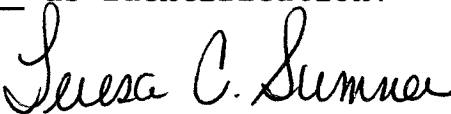

Notary Public:
My Commission Expires:

EXHIBIT "A"

TO HAVE AND TO HOLD the above described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this deed and in the JOYCE A. SMULL LIVING REVOCABLE TRUST dated June 19, 2012.

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to

the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased, or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of said Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance lease or other instrument (a) that at the time of its delivery the Trust created by this Deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Trustee was duly authorized and empowered to execute and deliver such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and (e) upon the death or incapacity of the original Trustees, should no other Successor Trustees been previously appointed, then JOHN W. SMULL shall become Successor Trustee, vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. In the event that JOHN W. SMULL shall decline or be unable to serve for any reason whatsoever, or shall cease to serve, then BRADLEY S. SMULL shall become Successor Trustee, vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are Co-Trustees, it is specifically understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually, and the Trustees shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be

applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representations warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of the beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid.

The Trustee shall have no personal liability whatsoever for action as Trustee under the Trust Agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the Trust Agreement referred to above.

"Grantor", "Grantee", "Trustee", and "Beneficiary" are used for singular or plural, as context requires.