

BK: 2016 PG: 2362
Recorded: 8/15/2016 at 11:42:09.0 AM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH 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)
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)
Stephen R. Shifflett and Dana M. Shifflett
5011 Kansas Drive
Ames, Iowa 50014

Return Document To: (Name and complete address)
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
Helen M. Shifflett Trust

Grantees:
Dana M. Shifflett
Stephen R. Shifflett

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 and no/100ths----- Dollar(s) and other valuable consideration, Stephen R. Shifflett

(Trustee) ~~(Co-Trustee)~~
of the HELEN M. SHIFFLETT TRUST dated March 6, 2010
does hereby convey to DANA M. SHIFFLETT and STEPHEN R. SHIFFLETT,
the following described

real estate in Madison County, Iowa:
The Southeast Quarter of the Northeast Quarter (SE¼ NE¼) and the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section 32, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.
Deed for distribution of assets, exempt per 428A.2(20), (21), Code of Iowa. Exempt from declaration of value and groundwater hazard statement.

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 on August 12, 2016.

By: _____
(title)

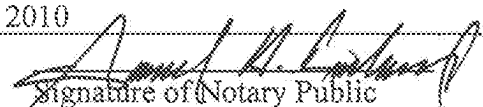
By: _____
(title)

As (Trustee) (Co-Trustee) of
The above entitled trust


Stephen R. Shifflett
As (Trustee) ~~(Co-Trustee)~~ of
The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 12, 2016, by Stephen R. Shifflett as trustee of the Helen M. Shifflett Trust dated March 6, 2010


Signature of Notary Public

