



Document 2016 2903

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Date 9/30/2016 Time 11:51:41AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 386 DOV# 385

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$65000

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Town Family Trust, c/o Todd C. Town and Deborah A. Town, Co-Trustees, 2387 Carver Road, Winterset, IA 50273

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

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Donald G. Bear

Grantees:

Town Family Trust under Trust Agreement,
dated August 28, 2000

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of \$60,000.00 Dollar(s)
and other valuable consideration, Donald G. Bear, a Single Person,

do hereby Convey to
Town Family Trust under Trust Agreement, dated August 28, 2000,

the following described real estate in
Madison County, Iowa: The Northwest Quarter (¼) of the Northeast Quarter (¼) of the
Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven
(27) West of the 5th P.M., Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on September 30, 2016.

Donald G. Bear

Donald G. Bear (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 30, 2016, by Donald G. Bear



J. M. Russell
Signature of Notary Public