



Document 2017 999

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Date 3/31/2017 Time 9:55:57AM

Rec Amt \$22.00 Aud Amt \$10.00

Rev Transfer Tax \$2,115.20

Rev Stamp# 121 DOV# 128

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$1322,500

Preparer Information: (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Justin C. Doyle and Ann T. Doyle, 4026 Amick Avenue, Des Moines, IA 50310

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

Justin C. Doyle and Ann T. Doyle, 4026 Amick Avenue, Des Moines, IA 50310

Grantors:

Francis M. Gordon Trust

Grantees:

Justin C. Doyle

Ann T. Doyle

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)**

For the consideration of \$1,322,500.00 Dollar(s) and
other valuable consideration, Merrill Gordon
(Trustee) (Co-Trustees)
of the Francis M. Gordon Trust
does hereby convey to Justin C. Doyle and Ann T. Doyle, as Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common the following described
real estate in Madison County, Iowa: See description attached.

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 3-31-17.

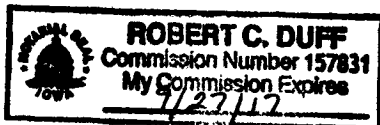
Merrill K. Gordon Trustee
Merrill Gordon
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

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

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/31/17, by Merrill Gordon

Robert C. Duff
Signature of Notary Public



STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Signature of Notary Public

Acknowledgement for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

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

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

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

Signature of Notary Public

The South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), AND the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), containing 4.2022 acres, more particularly described as follows, to-wit: Commencing at the Northwest corner of said Section Twenty-three (23), thence South $00^{\circ}00'$ 571.80 feet along the West line of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23) to the point of beginning, thence North $87^{\circ}21'$ East 218.27 feet, thence South $03^{\circ}48'$ East 756.75 feet, thence South $89^{\circ}05'$ West 268.22 feet along the South line of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23), thence North $00^{\circ}00'$ 749.29 feet along the West line of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23) to the point of beginning.