



Document 2017 3503

Book 2017 Page 3503 Type 03 001 Pages 3
Date 11/07/2017 Time 2:30:14PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$17.60 ANNO
Rev Stamp# 484 DOV# 494 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

\$11220.00

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

James B. Tiernan, II and Courtney L. Tiernan, 4425 71st Street, Urbandale, IA 50322

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Helen P. Bacon, Trustee of the Helen P.
Bacon Revocable Trust under Trust
Agreement dated October 15, 1993

Grantees:

James B. Tiernan, II
Courtney L. Tiernan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



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

For the consideration of \$11,220.00----- Dollar(s) and
other valuable consideration, Helen P. Bacon,

(Trustee) ~~(Co-Trustee)~~
of the Helen P. Bacon Revocable Trust under Trust Agreement dated October 15, 1993

does hereby convey to James B. Tiernan, II and Courtney L. Tiernan, 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 (½) interest in and to:

Parcel "D" located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36),
Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, ✓
containing 7.484 acres, as shown in Plat of Survey filed in Book 3, Page 521 on December 8, 1999, in the
Office of the Recorder of 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 November 6, 2017.

Helen P. Bacon

Helen P. Bacon
As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

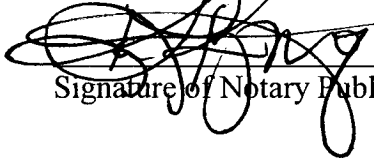
As (Trustee) (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF Boone

This record was acknowledged before me on November 6, 2017, by Helen P. Bacon, as
Trustee of the Helen P. Bacon Revocable Trust under Trust Agreement dated October 15, 1993.




Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

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

Signature of Notary Public

Acknowledgment 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