



Document 2018 3001

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Date 9/17/2018 Time 10:40:47AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$199.20

ANNO

Rev Stamp# 383 DOV# 387

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet

\$125,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Gary and Shirley Allen, 614 W. Buchanan, Winterset, IA 50273

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273

Grantors:

Mary Frances Almquist Trust

Dated June 12, 2009

Grantees:

Gary D. Allen

Shirley A. Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE SPECIAL WARRANTY DEED

(Inter Vivos Trust)

For the consideration of ---\$125,000.00--- Dollar(s) and
other valuable consideration, Steven D. Almquist and Janet S. Jordan

(Trustee) (~~Co-Trustees~~)
of the Mary Frances Almquist Trust dated June 12, 2009
does hereby convey to Gary D. Allen and Shirley A. Allen, as Joint Tenants with Full Rights Of
Survivorship and Not as Tenants in Common the following described
real estate in Madison County, Iowa: A tract of land located in the Southeast Quarter (1/4)
of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township
Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City Of Winterset,
Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the
intersection of the South right-of-way of Jefferson Street and the East line of the Northeast Quarter
(1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36), and running thence West 8 rods
to the Point of Beginning, thence West along the South line of Jefferson Street 90 feet, thence South
132 feet, thence East 90 feet, thence North 132 feet to the Point of Beginning.



The grantor does hereby covenant with grantees, and successors in interest, to warrant and
defend the real estate against the lawful claims of all persons claiming by, through or under grantor,
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 9-14-18.

Steven D. Almquist
Steven D. Almquist

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

Janet S. Jordan
Janet S. Jordan

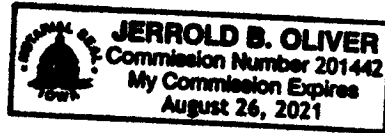
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the
warranties contained herein.

Acknowledgement for Individual Trustee

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on Sept. 14, 2018, by Steven D. Almquist

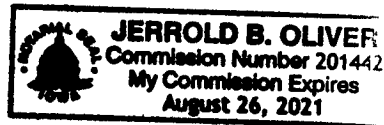
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Jerrold B. Oliver
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on Sept 14, 2018, by Janet S. Jordan

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



Jerrold B. Oliver
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