

BK: 2019 PG: 4000
Recorded: 12/17/2019 at 2:16:08.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
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, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Bradley D. and Kristin E. Robinson
1453 State Highway 92
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Dennis A. Robinson Trust

Grantees:

Bradley D. Robinson
Kristin E. Robinson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



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

For the consideration of One and no/100ths (\$1.00)----- Dollar(s) and other valuable consideration, David M. Robinson

(Trustee) (~~Co-Trustee~~)
of the DENNIS A. ROBINSON TRUST dated May 28, 2015

does hereby convey to BRADLEY D. ROBINSON and KRISTIN E. ROBINSON, 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:

The South One-half of the Southeast Quarter (S½ SE¼) of Section 26, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

Monetary consideration is less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 December 17, 2019.

David M. Robinson

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

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

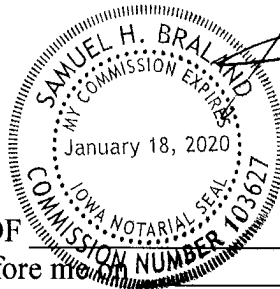
Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 17, 2019, by David M.

Robinson

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



[Handwritten Signature]
Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me _____, 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