



Document 2020 4816

Book 2020 Page 4816 Type 03 001 Pages 3

Date 12/15/2020 Time 11:50:33AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$870.40

Rev Stamp# 584 DOV# 579

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$544,500

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273; 515-462-3731

2/3

Taxpayer Information:

Bacaland, LLC, 2644 Merino Avenue, Oskaloosa, IA 52577

W

Return Document To:

Bacaland, LLC, 2644 Merino Avenue, Oskaloosa, IA 52577

Grantors:

Nehring 2016 Revocable Trust

Grantees:

Bacaland, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)**

For the consideration of \$544,500.00 Dollar(s) and other valuable consideration, Stephen P. Nehring, Trustee of the Nehring 2016 Revocable Trust docs hereby convey to Bacaland, LLC the following described real estate in Madison County, Iowa:

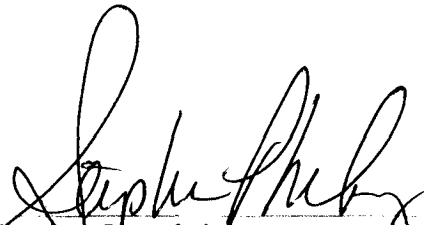
See description attached.

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.

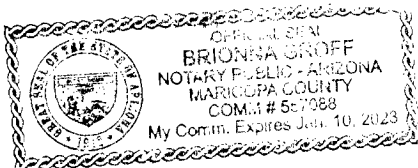
Dated: 12/4/2020 .

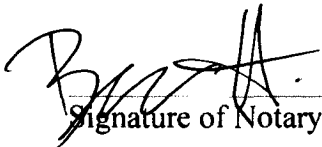

Stephen P. Nehring
As Trustee of the above-entitled trust

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/04/2020 , by Stephen P. Nehring. As Trustee of the above-entitled trust.




Signature of Notary Public

All that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4), and all that part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the North right-of-way of the County Highway running East and West through said Section Twenty-three (23), EXCEPT Parcel "Z" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23), containing 7.01 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 912 on March 25, 2020, in the Office of the Recorder of Madison County, Iowa;

