

**BK: 2020 PG: 909**  
**Recorded: 3/25/2020 at 8:08:02.0 AM**  
**Pages 3**  
**County Recording Fee: \$27.00**  
**Iowa E-Filing Fee: \$3.50**  
**Combined Fee: \$30.50**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

## **TRUSTEE WARRANTY DEED**

**Preparer Information:**

Christine B. Long  
Bradshaw, Fowler, Proctor & Fairgrave, P.C.  
801 Grand Avenue, Suite 3700  
Des Moines, IA 50309-8004  
Phone: (515) 246-5839

**Taxpayer Information:**

William D. Blohm  
278 Bass Street  
Carroll, IA 51401-1606

**Return Document To:**

Christine B. Long  
Bradshaw, Fowler, Proctor & Fairgrave, P.C.  
801 Grand Avenue, Suite 3700  
Des Moines, IA 50309-8004

**Grantor:**

Joan I. Blohm Revocable Trust U/A/D October 16, 1996, as Amended and Restated  
(William D. Blohm, Trustee)

**Grantee:**

William D. Blohm Revocable Trust U/A/D October 16, 1996, as Amended and Restated  
(William D. Blohm, Trustee)

**Legal Description:** Page 2

**Document or instrument number of previously recorded documents:** Book 2014, Page 1622

**TRUSTEE WARRANTY DEED**

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, William D. Blohm, Trustee of the Joan I. Blohm Revocable Trust U/A/D October 16, 1996, as Amended and Restated, does hereby convey to William D. Blohm, or his Successor(s), as Trustee of the William D. Blohm Revocable Trust U/A/D October 16, 1996, as Amended and Restated, all of such Trust's right, title, and interest in the following-described real estate in Madison County, Iowa:

The South Half (1/2) of the Southwest Quarter (1/4) of Section Seven (7) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

The Grantor hereby covenants with Grantee, 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 Grantee 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 Grantee 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated the 23<sup>rd</sup> day of March, 2020.

GRANTOR:

JOAN I. BLOHM REVOCABLE TRUST  
U/A/D OCTOBER 16, 1996,  
AS AMENDED AND RESTATED

By: William D. Blohm  
William D. Blohm, Trustee

**This deed and transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 20 (distribution to heir) as set out in Iowa Code §428A.2.**

STATE OF IOWA                    )  
  )SS:  
COUNTY OF Carroll         )

This instrument was acknowledged before me on the 23<sup>rd</sup> day of March, 2020, by William D. Blohm, Trustee of the Joan I. Blohm Revocable Trust.

Christine B Long  
Notary Public

