

BK: 2021 PG: 2452
Recorded: 6/14/2021 at 11:10:13.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$191.20
LISA SMITH RECORDER
Madison County, Iowa

CONSIDERATION \$120,000



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Daniel H. Adams and Janelle M. Brichacek Adams, 350 N. McKinley Street, Truro, IA 50257

Return Document To: (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Donald E. Brichacek as Trustee of the
D.E.B. & P.M.B. Revocable Living Trust
under Trust Agreement dated June 22,
2009

Grantees:

Daniel H. Adams
Janelle M. Brichacek Adams

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 \$120,000.00----- Dollar(s) and other valuable consideration, Donald E. Brichacek,

(Trustee) ~~(Co-Trustee)~~

of the D.E.B. & P.M.B. Revocable Living Trust under Trust Agreement dated June 22, 2009, does hereby convey to Daniel H. Adams and Janelle M. Brichacek Adams, 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: Lot Two (2) of H & K Subdivision to Truro, Madison County, Iowa,
AND

A parcel of land described as commencing at the Northeast corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 86°28' W. along the north line of said Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) 283.00 feet; thence S. 0°00' 80.00 feet to the point of beginning; thence N. 86°28' E. 29.75 feet; thence S. 0°00' 52.00 feet; thence N. 86°28' E. 3.00 feet; thence S. 0°00' 61.00 feet; thence S. 86°28' W. 33.10 feet to the east line of H & K Subdivision of Truro, Iowa; thence N. 0°12' E. 113.00 feet to the point of beginning and containing 0.0817 acres.

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 June 2, 2021.

Donald E. Brichacek

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

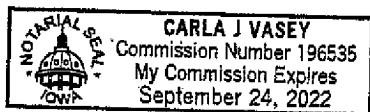
As (Trustee) (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 2, 2021, by Donald E. Brichacek

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



Carla J Vasey
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