

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

**Preparer Information:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

**Taxpayer Information:**

Jonathan D. Janssen and Maradith A. Janssen  
36251 Hull Court  
Earlham, Iowa 50072

**Return Document To:**

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

**Grantors:**

James A. Ross Trust

**Grantee:**

Jonathan D. Janssen  
Maradith A. Janssen

**Legal Description:** See Page 2



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

For the consideration of ~~\$300,000.00 and no/100ths-----~~ Dollar(s) and other valuable consideration, **Jodie M. Ross, Trustee of the JAMES A. ROSS TRUST dated December 17, 2009**, do hereby convey to **JONATHAN D. JANSSEN and MARADITH A. JANSSEN, 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 Northwest Quarter (1/4) of the Southwest Quarter (1/4) and a tract commencing at the Southeast corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and running thence West 80 rods to the Southwest corner thereof, thence North on the Section line 18 rods, thence in a Southeasterly direction in a straight line to the point of beginning, all in Section 3, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a real estate contract dated June 10, 2015 and recorded on June 11, 2015 in Book 2015, Page 1616, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract it is exempt from declaration of value and groundwater hazard statement filing requirements.

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.

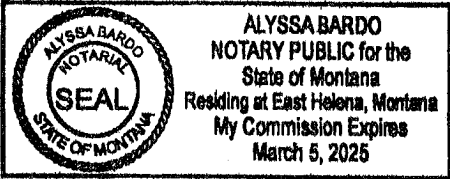
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 7/28, 2021.

By: Jodie M. Ross  
Jodie M. Ross, Trustee

STATE OF MONTANA, COUNTY OF LEWIS AND CLARK, ss:

This record was acknowledged before me on July 28, 2021, by Jodie M. Ross as Trustee of the above entitled trust.



  
Signature of Notary Public