

BK: 2021 PG: 4082  
Recorded: 9/30/2021 at 12:03:39.0 PM  
Pages 4  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$0.00  
LISA SMITH RECORDER  
Madison County, Iowa

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

\*THIS DEED IS BEING RERECORDED TO CORRECT LEGAL DESCRIPTION\*



**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: SEE ATTACHED

A parcel of land described as comprising the Northeast corner of the Southeast Quarter (SE 1/4) of the
Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Seventy-four (74)
North, Range Twenty-six (26) West of the Sixth (6) Principal Meridian, Madison County, Iowa, located South 88 1/2 degrees
East 113.00 feet along the East 113.00 feet of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of
Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the Sixth (6) Principal Meridian,
Madison County, Iowa, thence North 88 1/2 degrees West 113.00 feet to the point of beginning, thence North 88 1/2
degrees West 113.00 feet to the point of beginning, thence North 88 1/2 degrees West 113.00 feet to the point of beginning,
thence North 88 1/2 degrees West 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

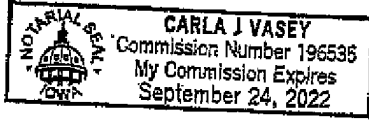
**Acknowledgment for Individual Trustee**

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

Lot Two (2) of H & K Subdivision to Truro, Madison County, Iowa;

AND

A tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast corner of the Southeast

Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Sixteen (16); thence South 86°28' West along the North line of said Southeast Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) 283.00 feet; thence South 00°00' 80.00 feet to the point of beginning; thence North 86°28' East 29.75 feet; thence South 00°00' 52.00 feet; thence North 86°28' East 3.00 feet; thence South 00°00' 61.00 feet; thence South 86°28' West 33.10 feet to the East line of H & K Subdivision of Truro, Iowa; thence North 00°12' East 113.0 feet to the point of beginning and containing 0.0817 acres.

Note: Notwithstanding Covered Risk 2(c) of the Certificate jacket, ITG does not warrant that the above described Land actually contains the number of acres described herein or that variations in the described Land would not be disclosed by a more current land survey.