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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$919.20

Rev Stamp# 630 DOV# 621

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$575,000

Prepared by: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170

✓ Return to: Barn Valley Properties, LLC, 3404 S Ave, Chelsea, IA 52215

Tax Statement to: Barn Valley Properties, LLC, 3404 S Ave, Chelsea, IA 52215

Trustee Warranty Deed

For One Dollar and other valuable consideration, **Robert J. Murphy and Debra D. Murphy, Trustees of the Robert J. Murphy and Debra D. Murphy Living Trust, dated February 21, 2012 (Grantors)**, hereby convey to **Barn Valley Properties, LLC (Grantee)**, the following described real estate:

The West Three-fourths (3/4) of Lot Thirteen (13) of Helen McCall Huntoon Addition – Plat No. 3 to the City of Winterset, Madison County, Iowa

ALSO DESCRIBED AS:

Beginning at the Northwest Corner of said Lot Thirteen (13); thence South 00°00'00", 242.07 feet to the Southwest Corner of said Lot Thirteen (13); thence South 89°20'30" East, 157.13 feet along the South line of said Lot Thirteen (13); thence North 00°00'00", 254.91 feet to the North line of said Lot Thirteen (13); thence South 85°59'00" West, 157.51 feet to the point of beginning.

SUBJECT TO ALL EASEMENTS OF RECORD

Grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against all lawful claims of all persons except as may be above stated. Each of the grantors hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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 acknowledgment hereof, shall be construed as singular or plural in number, and as masculine or feminine in gender, according to the context

Dated: 11-29, 2021.

Robert J. Murphy and Debra D Murphy, Trustees of the Robert J. Murphy and Debra D. Murphy Living Trust, dated February 21, 2012

Robert J. Murphy
by: Robert J. Murphy, Trustee

Debra D. Murphy
by: Debra D. Murphy, Trustee

State of Iowa; County of Ringgold)

This instrument was acknowledged before me on 11/29, 2021 by Robert J. Murphy and Debra D Murphy, as Trustees of the Robert J. Murphy and Debra D. Murphy Living Trust, dated February 21, 2012

DDD:a19126



Lesa K. Saville
Notary Public in and for said State and County