

**CONSIDERATION \$48,000**

BK: 2022 PG: 1134  
Recorded: 4/19/2022 at 3:36:38.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$76.00  
LISA SMITH RECORDER  
Madison County, Iowa

**Return To:** Jason Springer, 148 W. 2nd Street Suite 4, Madrid, IA 50156  
**Taxpayer:** Robert T. Nguyen, 1408 Quail Ridge Ave, Van Meter, IA 50261  
**Preparer:** Jason Springer, 148 W. 2nd Street Suite 4, Madrid, IA 50156, Phone: 5154191471



### **TRUSTEE WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Scott M. Reinhardt and Holly Bjurstrom Reinhardt, Co-Trustees of Blue Silo Revocable Trust, does hereby Convey to Robert T. Nguyen and Monica E. Baumgartner, the following described real estate in Madison County, Iowa:

Lot One (1) of BLUE SILO ESTATES SUBDIVISION, located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Infulfillment of Real Contract dated April 5, 2021 and filed April 6, 2021 in Book 2021 and Page 1420

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: 4/5/22.

Blue Silo Revocable Trust

By [Signature]  
Scott M. Reinhardt, as Trustee

By Holly Bjurstrom Reinhardt  
Holly Bjurstrom Reinhardt, as Trustee

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on April 5<sup>th</sup>, 2022,  
by Scott M. Reinhardt, Trustee of the above-entitled  
trust.



[Signature]  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on April 5<sup>th</sup>, 2022,  
by Holly Bjurstrom Reinhardt, Trustee of the above-  
entitled trust.

[Signature]  
Signature of Notary Public

