

BK: 2022 PG: 1816
Recorded: 6/17/2022 at 8:48:31.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

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:

Mitzi S. Fleming
21524 Jewel Avenue
Bloomfield, Iowa 52537

Return Document To:

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

Grantors:

James A. Ross Trust dated December 17, 2009

Grantees:

Mitzi S. Fleming

Legal Description: See Page 2



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

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, Jodie M. Ross, Trustee of the **JAMES A. ROSS TRUST dated December 17, 2009**, does hereby convey to **MITZI S. FLEMING** the following described real estate in Madison County, Iowa:

The West Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT the right of way of the Chicago, Rock Island, and Pacific Railway Company; AND EXCEPT 4½ acres of land described as commencing at the Southeast corner of said tract and running thence West on the South line thereof to the Southwest corner of said tract, thence North 18 rods, thence in a straight line to the point of beginning; AND EXCEPT a parcel of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Three (3), containing 16.125 acres, as shown in Plat of Survey filed in Plat Book 2, Page 395, on May 25, 1993, in the Office of the Recorder of Madison County, Iowa.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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.

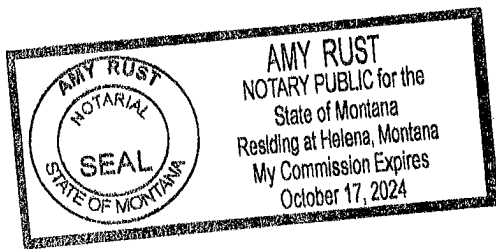
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: June 1, 2022.

Jodie M. Ross
Jodie M. Ross, Trustee

STATE OF MONTANA, COUNTY OF LEWIS AND CLARK: ss

This record was acknowledged before me on June 1, 2022, by Jodie M. Ross as Trustee of the above entitled trust.



A Rust
Signature of Notary Public