

CONSIDERATION \$1,290,980

**BK: 2022 PG: 932
Recorded: 3/31/2022 at 11:05:09.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,064.80
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:

Brent Voss and Teresa Voss
33464 Delta Trail
Dexter, IA 50070

Return Document To:

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

Grantors:

James A. Ross Trust dated December 17, 2009

Grantees:

Brent Voss
Teresa Voss

Legal Description: See Page 2



TRUSTEE WARRANTY DEED
(Inter-Vivos Trust)

For the consideration of \$1,290,980.00 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 **BRENT VOSS and TERESA VOSS, 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 South Half of the Northeast Quarter (S½ NE¼) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT the East 268.0 feet of the North 659.8 feet of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of said Section Nine (9), containing 4.0594 acres as shown in Plat of Survey filed in Book 1, Page 267, on October 19, 1977 in the office of the Recorder of Madison County, Iowa.

By this conveyance, the Option to Purchase filed in Book 2017, Page 3153 Office of the Madison County Recorder is hereby satisfied and canceled, and the Farm Lease filed at Book 2017, Page 3152 Office of the Madison County Recorder is canceled.

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.

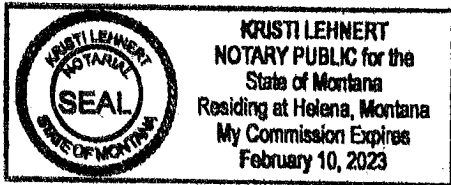
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.


Dated: March 25, 2022.

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

STATE OF MONTANA, COUNTY OF LEWIS AND CLARK: ss

This record was acknowledged before me on March 25th, 2022, by Jodie M. Ross as Trustee of the above entitled trust.




Signature of Notary Public