

BK: 2024 PG: 2236  
Recorded: 9/16/2024 at 11:17:00.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, 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:**

Jodie M. Ross  
7160 Birdseye Road  
Helena, Montana 59602

**Return Document To:**

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

**Grantors:**

James A. Ross Trust dated December 17, 2009

**Grantees:**

Jodie M. Ross

**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 **JODIE M. ROSS** the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Fifteen (15) in Township 77 North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa containing 10.965 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 489 on August 1, 1994, in the Office of the Recorder of Madison County, Iowa.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the 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.

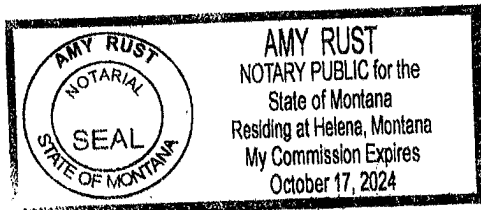
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: September 9, 2024.

Jodie M. Ross, Trustee  
Jodie M. Ross, Trustee

STATE OF MONTANA, COUNTY OF LEWIS AND CLARK: ss

This record was acknowledged before me on September 9, 2024, by Jodie M. Ross as Trustee of the above-entitled trust.



A Rust  
Signature of Notary Public