



Document 2014 27

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

132/VB

\$89,900

Preparer Information: (Name, address and phone number)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (Name and complete address)

Sylvia L. Van Werden, 2418 Lake Street, Lincoln, NE 68502

Return Document To: (Name and complete address)

James E. Van Werden, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Grantors:

Sylvia L. Van Werden, Trustee

Grantees:

Kindra Zaun

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One
Dollar(s) and other valuable consideration,
Sylvia L. Van Werden
(Trustee) ~~(Co-Trustee)~~ of William L. Van Werden and Sylvia L. Van Werden Trust

does hereby convey to
Kindra Zaun N/K/A Kindra Zaun Olson

the following described real estate in Madison County, Iowa:
See Attached Exhibit "A"

*This deed is in fulfillment of a contract recorded in Book 2011, Page 2290 of the
Madison County, Iowa Recorder's office.*

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 this 14 day of December, 2011.

William L. Van Werden and
Sylvia L. Van Werden Trust

By: Sylvia L. Van Werden, Trustee
Sylvia L. Van Werden, Trustee (title)

Sylvia L. Van Werden, Trustee
Sylvia L. Van Werden, Trustee

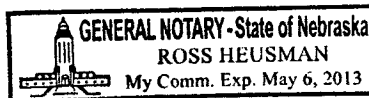
By: _____
(title)

As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

STATE OF NEBRASKA, COUNTY OF LANCASTER

This instrument was acknowledged before me on _____, by
Sylvia L. Van Werden, as Trustee of the William L. Van Werden and Sylvia L. Van Werden
Trust



Ross Heusman
General, Notary Public

EXHIBIT "A"

Parcel "D" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2011, Page 1948 on July 27, 2011, in the Office of the Recorder of Madison County, Iowa.

Easement Legal Description:

Sellers, their heirs and assigns, reserve a 12.50 foot wide ingress/egress easement which is on Parcel "D" the North line of the retained easement is described hereinafter. Sellers grant to Buyers a 12.50 foot wide ingress/egress easement of which 12.50 feet is on the adjacent property described as Parcel "C". The granting of said easement and retention of said easement covers land that is contiguous and rectangular in shape.

A 25.00 foot wide ingress/egress easement of which 12.50 feet is on Parcel "C" and 12.50 feet is on Parcel "D". The centerline of the easement is described as follows:

Commencing at the Northeast Corner of Section 17, Township 76 North, Range 27 West of the 5th P.M.; thence South 01°01'41" West 516.61 feet along the East line of the Northeast Quarter of said Section 17 to the Southeast Corner of Parcel "C" which is the Northeast Corner of Parcel "D" which is the Easement Point of Beginning; thence North 89°46'19" West 250.09 feet along the South line of Parcel "C" which is the North line of Parcel "D" to the end of the easement.

There shall be no buildings, plants, structures or obstruction placed on said easement which would impede travel over said easement. Granting that easement to Buyers shall run with Buyer's land, reservations by Sellers of the easement shall run with the owner of Parcel "C".