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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: (Name, address and phone number)

Lisa J. Maguire
Woods, Fuller, Shultz & Smith P.C.
300 South Phillips Avenue, Suite 300
P.O. Box 5027
Sioux Falls, SD 57117-5027
(605) 336-3890

Taxpayer Information: (Name and complete address)

Chad M. Olson and Nancy R. Olson
P. O Box 116
St. Charles, IA 50240
(515) 343-4034

✓ **Return Document To:** (Name and complete address)

Lisa J. Maguire
Woods, Fuller, Shultz & Smith P.C.
300 South Phillips Avenue, Suite 300
P.O. Box 5027
Sioux Falls, SD 57117-5027
(605) 336-3890

Grantor:

The Olson Family Revocable Trust
c/o Paul C. Olson and Claudia V. Olson, Trustees
814 Avenue K
Hawarden, IA 51023

Grantee:

Chad M. Olson and Nancy R. Olson
P. O. Box 116
St. Charles, IA 50240

Legal description: See Page 2

Document or instrument number of previously recorded documents: Document #2014 977,
Book 2014, Page 977.



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One and No/100 Dollar(s) and other valuable consideration, Paul C. Olson and Claudia V. Olson, Trustees of **The Olson Family Revocable Trust under Agreement dated July 16, 2012**, does hereby convey to Chad M. Olson and Nancy R. Olson, as joint tenants with right of survivorship, of P. O. Box 116, St. Charles, Iowa 50240, the following described real estate in Madison County, Iowa:

That part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 75 North. Range 27 West of the 5th P.M.. Madison County. Iowa, described as follows:

Commencing at the Southeast comer of said Section 24; thence North 00 degrees 14 minutes 33 seconds East, 846.84 feet along the east line of said Southeast Quarter of the Southeast Quarter to the point of beginning; thence North 00 degrees 14 minutes 33 seconds East, 40.14 feet along said East line; thence South 85 degrees 27 minutes 02 seconds West, 286.05 feet; thence North 06 degrees 03 minutes 51 seconds West, 115.00 feet; thence South 85 degrees 27 minutes 02 seconds West, 328.36 feet; thence South 06 degrees 03 minutes 51seconds East, 610.78 feet; thence North 85 degrees 36 minutes 26 seconds East, 328.39 feet; thence North 06 degrees 03 minutes 51 seconds West, 456.66 feet; thence North 85 degrees 27 minutes 02 seconds East, 281.63 feet to the point of beginning, having an area of 4.87 acres including 0.03 acres of Madison County Road Easement.

The grantors hereby covenants with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors covenant 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 grantee 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 grantee 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 9th day of May, 2014.

*Exempt from Transfer Tax
pursuant to Iowa Code 428A.2(21)
(consideration less than \$500)

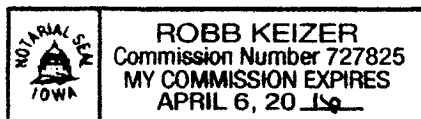
By: THE OLSON FAMILY REVOCABLE TRUST

By: Paul C. Olson
Paul C. Olson, Trustee

By: Claudia V. Olson
Claudia V. Olson - Trustee

STATE OF IOWA, COUNTY OF Dickinson

This instrument was acknowledged before me on May 9th, 2014 by Paul C. Olson and Claudia V. Olson, as Trustees of The Olson Family Revocable Trust.



[Signature]
Notary Public - Iowa