



Document 2014 3226

Book 2014 Page 3226 Type 03 001 Pages 3

Date 12/24/2014 Time 8:10 AM

Rec Amt \$17.00 Aud Amt \$20.00

INDX ✓
ANNO
SCAN

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)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Gordon L. Rambow, 1891 Pammel Park Road, Winterset, IA 50273

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273

Grantors:

Paul and Dorothy Rambow Family Trust
under Trust Agreement dated June 17,
2008

Grantees:

Gordon-L. Rambow

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of Trust Distribution Dollar(s)
and other valuable consideration, Gordon L. Rambow

(Trustee) (~~Co-Trustees~~) of Paul and Dorothy Rambow Family Trust under Trust Agreement dated June 17, 2008.

does hereby convey to Gordon L. Rambow the following
described real estate in MADISON County, Iowa: For Legal Description see Exhibit "A"
attached hereto and by this reference incorporated herein.

This conveyance is a final Trust distribution of assets pursuant to the Trust Agreement and is exempt from transfer tax under Iowa Code Sections 428A.2(20) and 428A.2(21).

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 15 day of December, 2014.

Paul and Dorothy Rambow Family Trust under Trust Agreement dated June 17, 2008

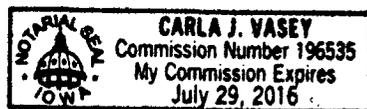
By: _____ (title) Gordon L. Rambow

By: _____ (title)

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

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 15th day of December, 2014, by Gordon L. Rambow as Trustee of the Paul and Dorothy Rambow Family Trust under Agreement dated June 17, 2008.



Carla J. Vasey
Signature of Notary Public

EXHIBIT "A"

The Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Nine (9); and the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Ten (10), and the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), and a tract described as follows: Commencing at the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), thence South 1228 feet, thence North, 61° East, 632 feet, thence North, $63^{\circ}40'$ East, 497 feet, thence North, $57^{\circ}40'$ East, 312 feet, thence North, 50° East, 70 feet thence North 489 feet, thence West 1315 feet to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.