



Document 2014 3287

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Date 12/31/2014 Time 11:49 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$87.20

ANNO

Rev Stamp# 459 DOV# 490

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$55,000⁰⁰

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

217

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Ricky G. Young, PO Box 244, St. Charles, IA 50240

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Return Document To: (Name and complete address)

Ricky G. Young, PO Box 244, St. Charles, IA 50240

Grantors:

Michael F. Burgus, Trustee of the John P. Burgus Trust

Grantees:

Ricky G. Young

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of \$55,000.00 Dollar(s)
and other valuable consideration, Michael F. Burgus

(Trustee) (~~Co-Trustees~~) of John P. Burgus Trust

does hereby convey to Ricky G. Young

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

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 30 day of December, 2014.

John P. Burgus Trust

By: _____
(title)

Michael F. Burgus
Michael F. Burgus

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 30 day of December, 2014,
by Michael F. Burgus, Trustee of the John P. Burgus Trust



Carol Kiernan
Signature of Notary Public

Exhibit "A"

Parcel "C", located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.992 acres, as shown in Plat of Survey filed in Book 3, Page 574 on May 9, 2000, in the Office of the Recorder of Madison County, Iowa,

