



Document 2015 1022

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Rev Transfer Tax \$252.00
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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

\$158,000

Preparer Information: (Name, address and phone number)

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072, Phone: (515)
758-2267

$\frac{2}{4}$

Taxpayer Information: (Name and complete address)

Jed S. Jungmann and Julie A. Jungmann, 1070 50th Street #7B, West Des Moines, IA
50266

Return Document To: (Name and complete address)

Breanna Young, 115 E. First St., P.O. Box 370, Earlham, IA 50072

Grantors:

Breanna Young, Trustee

Grantees:

Jed S. Jungmann
Julie A. Jungmann

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**TRUSTEE WARRANTY DEED
(Inter Vivos Trust)**

For the consideration of 158,000.00 Dollar(s)
and other valuable consideration, Breanna Young

(Trustee) (~~Co-Trustees~~) of Mabel M. King Trust dated January 2, 2007

does hereby convey to Jed S. Jungmann and Julie A. Jungmann, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa: See Exhibit A hereto.

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 21st day of April, 2015.

Mabel M. King Trust dated January 2, 2007

By: _____
(title)

Breanna Young, Trustee
Breanna Young

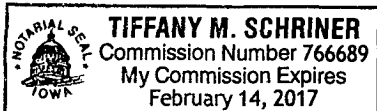
By: _____
(title)

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 21st day of April, 2015,
by Breanna Young, as Trustee of the above-named trust



TMSchriener
Signature of Notary Public

EXHIBIT A

Parcel "D," a part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 22, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the Center of Section 22, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 84°10'53" West 1321.07 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 22; thence North 00°06'37" East 403.99 feet along the West line of said Southeast Quarter of the Northwest Quarter; thence North 72°52'39" East 645.68 feet; thence North 78°54'25" East 542.58 feet; thence North 04°30'21" East 18.41 feet; thence South 87°46'51" East 162.65 feet to a point on the East line of said Southeast Quarter of the Northwest Quarter; thence South 00°00'03" East 576.60 feet to the Point of Beginning, containing 15.64 acres including 0.70 acres of County Road right-of-way.

