



Document 2015 1897

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Rev Transfer Tax \$457.60
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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

\$286,500

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

$\frac{2}{3}$

Taxpayer Information: (Name and complete address)

BVI Real Estate, L.L.C, 5672 NW 5th Court, Des Moines, IA 50313



Return Document To: (Name and complete address)

BVI Real Estate, L.L.C, 5672 NW 5th Court, Des Moines, IA 50313

Grantors:

Revocable Living Trust of Jose' Vincente' Gonzalez Angel,

Grantees:

BVI Real Estate, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of 286,500.00 Dollar(s)
and other valuable consideration, Jose' Vincente' Gonzalez Angel, Jr.

(Trustee) (~~Co-Trustees~~) of Revocable Living Trust of Jose' Vincente' Gonzalez Angel, Jr.

does hereby convey to BVI Real Estate, L.L.C.

the following

described real estate in Madison County, Iowa: The South 30 acres of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the South 36 acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) all in Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.



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 6 day of July, 2015.

Revocable Living Trust of Jose' Vincente' Gonzalez Angel, Jr.

By: _____
(title)

Jose' Vincente' Gonzalez Angel, Jr.

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 6 day of July, 2015,
by Jose' Vincente' Gonzalez Angel, Jr.

[Signature]
Signature of Notary Public

