

Document 2016 644

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

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## TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No.107

#### **Recorder's Cover Sheet**

Preparer Information:

Kent Endacott, AT00019968, Endacott Peetz & Timmer, PC LLO, 444 South 10<sup>th</sup> Street, Lincoln, NE, 68508, (402) 904-3629, kendacott@eptlawfirm.com

**Taxpayer Information:** 

Dane S. Jensen, Trustee of the Russell S. Jensen Revocable Living Trust dated October 10, 2005, 2617 30th Street, Santa Monica, CA, 90405, (310) 508-3430

#### **Return Document To:**

Kent Endacott, AT00019968, Endacott Peetz & Timmer, PC LLO, 444 South 10<sup>th</sup> Street, Lincoln, NE, 68508, (402) 904-3629, kendacott@eptlawfirm.com

## Grantor:

Dane S. Jensen, Trustee of the Russell S. Jensen Revocable Living Trust dated October 10, 2005, 2617 30th Street, Santa Monica, CA, 90405, (310) 508-3430

#### Grantee:

Dane S. Jensen, a resident of the State of California, 2617 30th Street, Santa Monica, CA, 90405, (310) 508-3430

## **Legal Description:**

An undivided one-half (1/2) interest in:

The Southwest Fractional Quarter (1/4) of Section 19, in Township Seventy-six (76) North, Range Twenty-nine (29) of the Fifth P.M., Madison County, Iowa

Document or instrument number of previously recorded documents: 2005-5145

EXEMPT FROM REAL ESTATE TRANSFER FEE PER IOWA CODE §428A.2(21), for consideration of less than \$500.

### TRUSTEE WARRANTY DEED

For the consideration of one (1) dollar and other valuable consideration, Dane S. Jensen, the duly appointed, qualified, and acting Trustee of the Russell S. Jensen Revocable Living Trust dated October 10, 2005, Grantor, pursuant to the provisions in the Trust and instructions of Dane S. Jensen, the sole beneficiary of the Trust, does hereby convey to Dane S. Jensen, a resident of the State of California, the following described real estate in Wright County, Iowa:

An undivided one-half (1/2) interest in:

The Southwest Fractional Quarter (1/4) of Section 19, in Township Seventy-six (76) North, Range Twenty-nine (29) of the Fifth P.M., Madison County, Iowa

This is a distribution from Trust with no monetary consideration and no transfer taxes are due pursuant to Iowa Code §428A.2(21).

Grantor does hereby covenant with Grantee, and Grantee's successors in interest; that he has good and lawful authority to 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Feb. 18	, 2016.	
		RUSSELL S. JENSEN REVOCABLE LIVING TRUST dated October 10, 2005, Grantor
		By: Dane S. Jensen Trustee
STATE OF CALIFORNIA		
COUNTY OF LOS AN	GELES ) ss.	
	_	e on this, 2016, by sen Revocable Living Trust dated October 10, 2005.
		Notary Public

Kent E. Endacott ISBA #19968

# **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Los Angeles	)	)		
On February 18, 2016	_ before me,	Anh Phuong Tran, Notary Public  (insert name and title of the officer)		
personally appeared Dane S. Jensen who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.				
I certify under PENALTY OF PERJ paragraph is true and correct.	IURY under t	the laws of the State of California that the foregoing		
WITNESS my hand and official sea	al.	ANH PHUONG TRAN COMM. #2028741 Notary Public - California Orange County Orange County		
Signature Onl. The	<u> </u>	My Comm. Expires June 13, 2017		