



Document 2016 645

Book 2016 Page 645 Type 03 001 Pages 3

Date 3/17/2016 Time 2:02:26PM

Rec Amt \$17.00 Aud Amt \$5.00

INDEX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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 10th Street, Lincoln, NE, 68508, (402) 904-3629, kendacott@eptlawfirm.com

Taxpayer Information:

Dane S. Jensen, Trustee of the Phoebe A. 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 10th Street, Lincoln, NE, 68508, (402) 904-3629, kendacott@eptlawfirm.com

Grantor:

Dane S. Jensen, Trustee of the Phoebe A. 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: 2005-5146

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 Phoebe A. 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.

PHOEBE A. JENSEN REVOCABLE LIVING TRUST dated October 10, 2005, Grantor

By: Dane S. Jensen
Dane S. Jensen, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

This instrument was acknowledged before me on this _____ day of _____, 2016, by Dane S. Jensen, Trustee of the Phoebe A. Jensen 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 PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Anh P. Tran (Seal)

