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LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

# WARRANTY DEED

# THE IOWA STATE BAR ASSOCIATION Official Form No.101 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, a resident of the State of California, 2617 30th Street, Santa Monica, CA, 90405, (310) 508-3430

# E

#### **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, a resident of the State of California, 2617 30th Street, Santa Monica, CA, 90405, (310) 508-3430

#### Grantee:

Dane S. Jensen, Trustee of the Dane Jensen Living Trust dated November 17, 2014, 2617 30th Street, Santa Monica, CA, 90405, (310) 508-3430

### **Legal Description:**

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:

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

#### WARRANTY DEED

For the consideration of one (1) dollar and other valuable consideration, Dane S. Jensen, a resident of the State of California, Grantor, does hereby convey to Dane S. Jensen, Trustee of the Dane Jensen Living Trust dated November 17, 2014 the following described real estate in Wright County, Iowa:

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 conveyance to Grantor's 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.

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.	
	By: Dane S. Jensen, Grantor	
STATE OF CALIFORNIA	) ) ss.	
COUNTY OF LOS ANGELES	)	4
This instrument was acknowledge by Dane S. Jensen, Grantor.	ed before me on this day of	, 2016
		The state of the s
	Notary Public	

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

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.

validity of that document.	<del></del>			
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)		
		(insert name and title of the officer)		
personally appeared				
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 sea	il.	ANH PHUONG TRAN COMM. #2028741 Notary Public - California		
Signature Onl P. T.	m	Orange County My Comm. Expires June 13, 2017  (Seal)		