



Document 2016 2462

Book 2016 Page 2462 Type 03 001 Pages 2

Date 8/26/2016 Time 8:14:26AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 330 DOV# 334

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$140,000

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

John and Karen Keller, 1675 Ironwood Trail, Earlham, IA 50072

✓ **Return Document To:** (Name and complete address)

Mark L. Smith, POB 230, Winterset, IA 50273

Grantors:

Michael Berdofe

Beverly Berdofe

Trustees of Michael and Beverly Berdofe

Revocable Trust

Grantees:

John Keller

Karen Keller

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$140,000.00 Dollar(s) and
other valuable consideration, Michael Berdofe and Beverly Berdofe

(Trustee) (Co-Trustees)
of the Michael and Beverly Berdofe Revocable Trust

does hereby convey to John Keller and Karen Keller, as Joint Tenants with full rights of survivorship
and not as Tenants in Common, the following described
real estate in MADISON County, Iowa: The Northeast Quarter (NE 1/4) of the Southeast Quarter
(SE 1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the
5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located therein, containing 10.00 acres, more
or less, as shown in Plat of Survey filed in Book 2006, Page 1754 on May 4, 2006, in the Office of the
Recorder, 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 on 8/25/2016

Michael and Beverly Berdofe Revocable Trust

By: (title)

Michael Berdofe (signature)

By: (title)

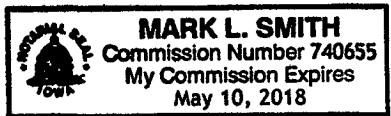
Beverly Berdofe (signature)

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 on 8/25/2016, by Michael Berdofe
and Beverly Berdofe, Trustees



Signature of Notary Public