



Document 2016 3727

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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information:

John E. Brant, 3191 Terrace Lane, Truro, IA 50257

Return Address

✓ James E. Van Werden, 1009 Main St., Adel, IA 50003

Grantors:

John E. Brant, co-trustee of the John Jr. Brant Trust
Mary E. Brant, co-trustee of the John Jr. Brant Trust

Grantees:

John E. Brant

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, John E. Brant and Mary E. Austin, Co-Trustees of John Jr. Brant Trust, do hereby convey to John E. Brant the following described real estate in Madison County, Iowa:

The Northeast Quarter (NE 1/4) of Section Thirty-two (32), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. **This deed is exempt according to Iowa Code 428A.2(20).**

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.

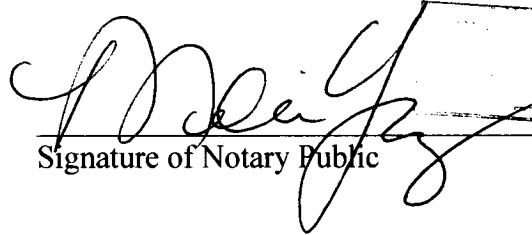
Dated: 12-6-16

JOHN JR. BRANT TRUST

John E. Brant
John E. Brant, co-trustee
Mary E. Austin
Mary E. Austin, co-trustee

STATE OF IOWA, COUNTY OF MADISON

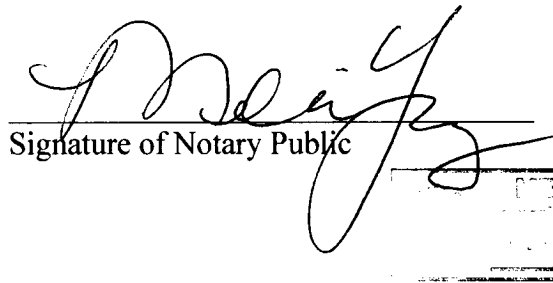
This record was acknowledged before me on 12/6, 2016, by John E. Brant.


Signature of Notary Public

MELISSA YOUNG
Notary Public
6-2-16

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/6, 2016, by Mary E. Austin.


Signature of Notary Public

MELISSA YOUNG
Notary Public
6-2-16