



BK: 2017 PG: 234
Recorded: 1/19/2017 at 1:04:09.0 PM
Fee Amount: \$17.00
Revenue Tax: \$435.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by and return to:	
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73 rd Street, Urbandale, Iowa 50322	Phone # (515) 271-8996
Mail tax statements to:	
ERIC AND STEPHANIE RABER, 1959 Pitzer Road, Earlham, Iowa 50072	File #RESC / NRW (rfb)

TRUSTEE'S WARRANTY DEED

Legal: **Parcel "B" located in the North ½ of the Southeast ¼ of Section 21, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 10.51 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 3225 on October 28, 2016, in the Office of the Recorder of Madison County, Iowa**

Address: 1959 Pitzer Road, Earlham, Iowa 50072



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Glenna J. Finney, Trustee of the Glenna J. Finney Revocable Trust under agreement dated August 20, 2007**, does hereby convey the above-described real estate to **Eric Raber and Stephanie Raber, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it 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.

Subject further to a use restriction that any fencing of common property lines between the Buyers and the Seller herein will be solely paid for by the party erecting the fence. Neither buyer nor seller shall be required to pay for any portion of fencing repair, replacement, or new fencing desired by the other party.

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.

<p style="text-align: center;">STATE OF IOWA)</p> <p style="text-align: center;">COUNTY OF <u>Madison</u>)</p> <p style="text-align: right;">SS:</p> <p>On this <u>17</u> day of <u>January</u>, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Glenna J. Finney, Trustee of the Glenna J. Finney Revocable Trust under agreement dated August 20, 2007, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.</p> <p style="text-align: center;"></p> <p style="text-align: center;">Notary Public in and for said State</p>	<p>Dated: <u>1-17</u>, 2017</p> <p style="text-align: center;"></p> <p style="text-align: center;">Glenna J. Finney, Trustee of the Glenna J. Finney Revocable Trust under agreement dated August 20, 2007</p>
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