

**BK: 2017 PG: 635**  
**Recorded: 2/27/2017 at 1:10:22.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



## **TRUSTEE WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107

**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)  
Breanna Young, PO Box 370, Earlham, IA 50072, Phone: (515) 758-2267

**Taxpayer Information:** (Name and complete address)  
Dan E. Johnson and Danielle D. Johnson, 2783 Truro Road, St. Charles IA 50240

**Return Document To:** (Name and complete address)  
Breanna Young, PO Box 370, Earlham, IA 50072

**Grantors:**  
Dan E. Johnson, Trustee of Dan E. Johnson Trust  
Danielle D. Johnson, Trustee of Danielle D.  
Johnson Trust

**Grantees:**  
DD Johnson Properties, LLC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Danielle D. Johnson, Trustee of the Danielle D. Johnson Trust, and Dan E. Johnson, (Trustee) (Co-Trustees) of the Dan E. Johnson Trust does hereby convey to DD Properties, LLC, a limited-liability company organized and existing under the laws of the State of Iowa the following described real estate in Madison County, Iowa: Lot 5 in Block 1 of Hartman and Young's Addition to the Town of St. Charles. This deed is exempt according to Iowa Code 428A.2(21).

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 2/27/17.

By: \_\_\_\_\_ (title)

DANIELLE D. JOHNSON TRUST
Danielle Johnson
By Danielle D. Johnson, Trustee

By: \_\_\_\_\_ (title)

DAN E. JOHNSON TRUST
Dan E. Johnson
By Dan E. Johnson, Trustee
As (Trustee) (Co-Trustee) of
The above entitled trust

As (Trustee) (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on 2/27/2017, by Danielle D. Johnson, Trustee of the Danielle D. Johnson Trust, and Dan E. Johnson, Trustee of the Dan E. Johnson Trust.

Tori Lynn Rohde
Signature of Notary Public

