

BK: 2017 PG: 2718
Recorded: 8/30/2017 at 12:13:49.0 PM
Fee Amount: \$22.00
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)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515)
758-2267

Taxpayer Information: (Name and complete address)

Julie Ann Naberhaus, Trustee
1160 Cottonwood Avenue
Dexter, Iowa 50070

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Walter W. Heimberger Trust

Grantees:

Lois J. Heimberger Trust

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One and no/100ths----- Dollar(s) and
other valuable consideration, Julie Ann Naberhaus
(Trustee) (Co-Trustees)
of the WALTER W. HEIMBERGER TRUST dated the August 10, 2016
does hereby convey to Julie Ann Naberhaus as Trustee of the LOIS J. HEIMBERGER TRUST dated
August 10, 2016, the following described
real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

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 August 29, 2017.

By: _____
(title)

By: _____
(title)

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

Julie Ann Naberhaus
Julie Ann Naberhaus
As (Trustee) (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 29, 2017, by Julie Ann
Naberhaus as Trustee of the Walter W. Heimberger Trust dated August 10, 2016

Signature of Notary Public

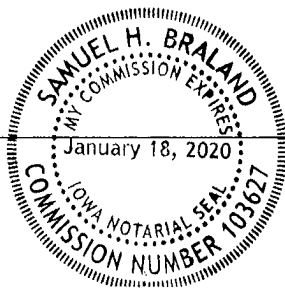


Exhibit "A"

An undivided one-half interest in and to:

The Southeast Quarter (SE $\frac{1}{4}$) and the East 23 acres of the South 103 acres of the Southwest Fractional Quarter (SWFr $\frac{1}{4}$) of Section Thirty (30) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

This deed is given to distribute assets of the Walter W. Heimberger Trust. Monetary consideration is less than \$500. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Sections 428A.2(2) and 428A.2(21), Code of Iowa.