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Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$599.20

ANNO

Rev Stamp# 470 DOV# 479

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$375,000

**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)

Brent and Teresa Voss  
33464 Delta Trail  
Dexter, Iowa 50070

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

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

**Grantors:**

James A. Ross Trust

**Grantees:**

Brent Voss  
Teresa Voss

**Legal description:** See Page 2

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



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of 375,000.00 and no/100ths Dollar(s) and other valuable consideration, James A. Ross

(Trustee) (Co-Trustee) of the JAMES A. ROSS TRUST dated December 17, 2009 does hereby convey to BRENT VOSS and TERESA VOSS, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, 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 October 30, 2017.

By: (title)

By: (title)

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

James A. Ross James A. Ross As (Trustee) (Co-Trustee) of The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 30, 2017, by James A. Ross as Trustee of the James A. Ross Trust dated December 17, 2009.



TMSchriener Signature of Notary Public

**Exhibit "A"**

Commencing at the Southeast corner of the West Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section 3, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, running thence West along the South side of said quarter-section line a distance of 1166 feet to the existing North and South fence at that point, thence North along said fence line 571 feet, thence East 155 feet, thence North approximately 412 feet to the South line of the Chicago, Rock Island and Pacific Railroad right-of-way, thence Southeasterly along the South line of said railroad right-of-way, to the East line of said 80 acre tract, thence South along said East line approximately 589 feet to the point of beginning.

