



Document 2018 2398

Book 2018 Page 2398 Type 03 001 Pages 3

Date 7/24/2018 Time 1:56:42PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$559.20 ANNO

Rev Stamp# 300 DOV# 305 SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$350,000

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

LSB48754

Preparer Information: (Name, address and phone number)

Aaron Hubbard, 2900 100th Street, Ste. 209, Urbandale, IA 50322, Phone: (515) 222-1700

Taxpayer Information: (Name and complete address)

Jamie Bierl and Joann Bierl, 12778 Lincoln Circle, Clive, IA 50325

Return Document To: (Name and complete address)

Aaron Hubbard, 2900 100th Street, Ste. 209, Urbandale, IA 50322

Grantors:

Todd C. Town
Deborah A. Town

Grantees:

Jamie Bierl
Joann Bierl

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, Todd C. Town and Deborah A. Town (Trustee) (Co-Trustees) of the Town Family Trust does hereby convey to Jamie Bierl and Joann Bierl, a married couple, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

Lot Two (2) of Lazy "S" Ranch Subdivision, located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND Parcel "C" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and in the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twenty -three (23), containing 59.58 acres, as shown in Plat of Survey filed in Book 2018, Page 2152 on July 9, 2018, in the Office of the Recorder of Madison County, Iowa.



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 7/18/2018

Two horizontal lines for signature or stamp placement.

Todd C. Town signature and name, As (Trustee) (Co-Trustee) of the above-entitled trust

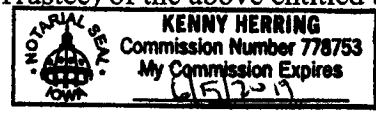
Deborah A. Town signature and name, As (Trustee) (Co-Trustee) of the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/18/2018, by Town C. Town

As (Trustee) (Co-Trustee) of the above entitled trust.

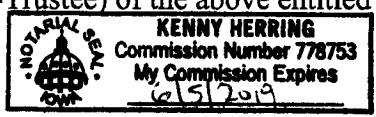


[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/18/2018, by Deborah A. Town

As (Trustee) (Co-Trustee) of the above entitled trust.



[Signature]
Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____

of _____

As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public