

**BK: 2018 PG: 4273**  
**Recorded: 12/31/2018 at 12:56:44.0 PM**  
**Pages 3**  
**County Recording Fee: \$37.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$40.00**  
**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)  
JoAnn K. Berry  
1983 - 305th Street  
Winterset, Iowa 50273

**Return Document To:** (Name and complete address)  
Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**  
Clyde E. Bierma Trust

**Grantees:**  
JoAnn K. Berry

**Legal description:** See Page 2

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



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of \$1.00 & no/100ths----- Dollar(s) and
other valuable consideration, JoAnn K. Berry

(Trustee) (Co-Trustee)
of the CLYDE E. BIERMA TRUST dated December 3, 2002
does hereby convey to JoANN K. BERRY

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 December 28, 2018.

\_\_\_\_\_

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

By: \_\_\_\_\_ (title)
JoAnn K. Berry
As (Trustee) (Co-Trustee) of
The above entitled trust

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 28, 2018, by JoAnn K. Berry as
Trustee of the Clyde E. Bierma Trust dated December 3, 2002

Signature of Notary Public

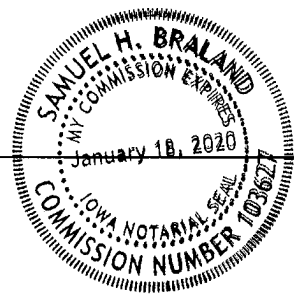


Exhibit "A"

Parcel "I" located in the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 83.67 acres, as shown in Plat of Survey filed in Book 2011, Page 2115 on August 10, 2011, in the Office of the Recorder of Madison County, Iowa; **AND** the South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** a parcel of land located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), more particularly described as follows, to-wit: Beginning at the Southeast corner of said Section Thirteen (13); thence North  $90^{\circ}00'00''$  West 547.53 feet along the south line of said Section Thirteen (13); thence North  $00^{\circ}16'42''$  East 440.23 feet; thence North  $88^{\circ}25'21''$  East 553.21 feet to the East line of said Section Thirteen (13); thence South  $00^{\circ}57'27''$  West 455.51 feet to the point of beginning, and containing 5.66 acres; **AND** the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **AND** the West Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.