



Document 2019 408

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Date 1/31/2019 Time 3:48:07PM

Rec Amt \$22.00 Aud Amt \$10.00

Rev Transfer Tax \$1,711.20

Rev Stamp# 34 DOV# 34

INDX ✓  
ANNO ✓  
SCAN ✓

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$1,070,000

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

David C. Berven and Lecia G. Berven, 5005 200th Street, Ringsted, IA 50578

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

David C. Berven and Lecia G. Berven, 5005 200th Street, Ringsted, IA 50578

**Grantors:**

Berdine Family Revocable Living Trust

**Grantees:**

David C. Berven  
Lecia G. Berven

**Legal description:** See Page 2

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



**TRUSTEE WARRANTY DEED  
(INTER-VIVOS TRUST)**

For the consideration of \$1,070,000.00 Dollar(s) and other valuable consideration, Ronald J. Berdine and Sharon E. Berdine (~~Trustee~~) (Co-Trustees) of the Berdine Family Revocable Living Trust does hereby convey to David C. Berven and Lecia G. Berven as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common the following described real estate in Madison County, Iowa: See description attached.

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 1/29/2019.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ronald J. Berdine  
Ronald J. Berdine  
As (~~Trustee~~) (Co-Trustee) of  
the above-entitled trust

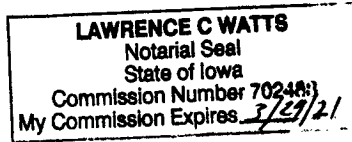
Sharon E. Berdine  
Sharon E. Berdine  
As (~~Trustee~~) (Co-Trustee) of  
the above-entitled trust

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/29/2019, by Ronald J. Berdine and Sharon E. Berdine

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



Lawrence C Watts  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

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

\_\_\_\_\_  
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

**Lots Two (2), Three (3), Four (4), Five (5), and Six (6) of Juniper Estates, located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-Three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., and in the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND Parcel "B" located in the South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., and in the North Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 72.474 acres, as shown in Amended Plat of Survey filed in Book 2005, Page 2348 on May 24, 2005, in the Office of the Recorder of Madison County, Iowa,**