

Document 2019 1546

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INDX **ANNO** SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

JULIA JURGENSEN, 65 East North Street, Winterset, Iowa 50273

File #32626-18-RLO (rfb)



SPECIAL TRUSTEE'S WARRANTY DEED

Legal:

Lot Seven (7) in Block Eleven (11) of Pitzer & Knight's Addition to the

Town of Winterset, Madison County, Iowa

65 East North Street, Winterset, Iowa 50273 Address:

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, N.P. Dodge, Jr., as Trustee of the Trust by and between N.P. Dodge, Jr., as Trustee under the Trust Agreement dated the 14th day of October, 1985, and amended on May 21, 2002 to provide for Leslie A. Delperdang as an additional Trustee to serve along with N.P. Dodge, Jr., and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr., does hereby convey the above-described real estate to Julia C. Jurgensen.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS INCLUDING MINERAL EXCEPTIONS, IF ANY, OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; and that the real estate is free and clear of all liens and encumbrances except as may be above stated. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons as to the reservations from and exceptions to warranty, when the claim is by, through, or under said Grantor, and not otherwise. The Grantor makes no warranties prior to the Grantor's ownership of the subject property.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Notation)

SS:

COUNTY OF Direction)

On this D day of May , 2016, before me the undersigned, a Notary Public in and for said State, personally appeared N.P. Dodge, Jr., as Trustee of the Trust by and between N.P. Dodge, Jr., as Trustee under the Trust Agreement dated the 14th day of October, 1985, and amended on May 21, 2002 to provide for Leslie A. Delperdang as an additional Trustee to serve along with N.P. Dodge, Jr., and known as the Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr., to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act

Notary Public in and for said State

and deed of the Trust and of the Trustee.

GENERAL NOTARY - State of Nebraska KEDRAN E. KUZELKA My Comm. Exp. February 25, 2023

ABENDROTH RUSSELL BARNETT LAW FIRM