



**BK: 2019 PG: 1889**  
**Recorded: 6/25/2019 at 10:04:45.0 AM**  
**Pages 3**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax: \$567.20**  
**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)  
Todd G. Nielsen, 211 N. Maple Street, Creston, Iowa 50801  
Phone: (641) 782-7007

**Taxpayer Information:** (Name and complete address)  
Leo Timothy O'Brien and Shayla Lea O'Brien, 2817 Clark Tower Rd., Peru, IA 50222

**Return Document To:** (Name and complete address)  
Leo Timothy O'Brien and Shayla Lea O'Brien, 2817 Clark Tower Rd., Peru, IA 50222

**Grantors:**  
Bethene A. Boardman 1997 Declaration of Trust

**Grantees:**  
Leo Timothy O'Brien  
Shayla Lea O'Brien

**Legal description:** See Page 2

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



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Bethene A. Boardman (Trustee) (Co-Trustees) of the Bethene A. Boardman 1997 Declaration of Trust

does hereby convey to LEO TIMOTHY O'BRIEN AND SHAYLA LEA O'BRIEN, 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: Parcel "B", located in the East Half (1/2) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 13.381 acres, as shown in Plat of Survey filed in Book 2003, Page 1057 on February 26, 2003, 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.

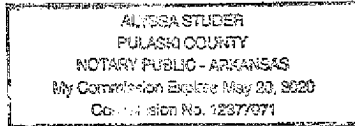
Dated 6/5/19

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

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

**Acknowledgment for Individual Trustee**

STATE OF ARKANSAS, COUNTY OF PULASKI  
This record was acknowledged before me on JUNE 5, 2019, by Bethene A.  
Boardman  
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



[Handwritten Signature]  
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