

**BK: 2019 PG: 2049**  
**Recorded: 7/9/2019 at 12:33:05.0 PM**  
**Pages 3**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**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, Iowa 50072 (515) 758-2267

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

Eula N. Bricker  
10328 Spruce Street  
Bellflower, California 90706

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

The Bricker Family Living Trust

**Grantees:**

Andrew Steven Bricker  
Geoffrey Adam Bricker  
Talor Paige Bolts

**Legal description:** See Page 2

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



**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One and no/100ths (\$1.00)-----  
Dollar(s) and other valuable consideration,  
Eula N. Bricker  
(Trustee) (~~Co-Trustee~~) of THE BRICKER FAMILY LIVING TRUST dated June 18, 2009

does hereby convey to  
Andrew Steven Bricker, an undivided 50% interest; Geoffrey Adam Bricker, an undivided 25% interest; and Talor Paige Bolts formerly known as Talor Paige Bricker, a married woman as her sole and separate property, an undivided 25% interest; all in  
the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW¼) of Section 22, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

This deed is given to distribute assets of The Bricker Family Living Trust dated June 18, 2009. Monetary consideration is less than \$500. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 this 27 day of June, 2019.

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

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

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

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

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

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

This instrument was acknowledged before me on See Acknowledgment Attached  
\_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_, Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  )ss  
COUNTY OF ORANGE            )

On June 27, 2019, before me, Katie May, a Notary Public, personally appeared Eula N. Bricker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Katie May (Seal)

