



Book 2018 Page 3290

Document 2018 3290 Type 03 001 Pages 2

Date 11/19/2018 Time 11:01:49AM

Rec Amt \$12.00 Aud Amt \$20.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by *JSV*
and Return to: *(X)* James L. Johnson 2600 Westown Pkwy Ste 230 W. Des Moines, IA 50266 (515) 505-7178
Individual's Name Street Address City Phone

Address Tax Statement: James B. Arthur, 3609 153rd St., Urbandale, IA 50323

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of one Dollar and other valuable consideration, James B. Arthur, Trustee of the Beverly Arthur Family Trust dated 5-13-08 does hereby convey to James B. Arthur, an unmarried person, the following described real estate in Delaware County, Iowa:

An undivided $\frac{1}{2}$ interest in:

The West One-Half (W1/2) of the Southwest Quarter (SW1/4) of Section five (5); the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Six (6); The North One-Half (N1/2) of the Northeast Quarter (NE1/4) of Section Seven (7); and the West One-half (W1/2) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Eight (8), all in Township Ninety (90) North, Range Five (5), West of the Fifth P.M. Delaware County, Iowa

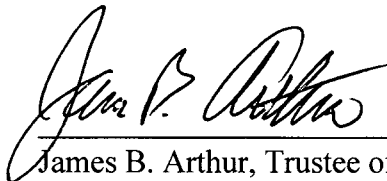
Subject to easements, covenants and restrictions of record.

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.

This transfer is exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

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

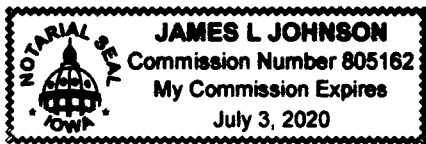


James B. Arthur, Trustee of the
Beverly Arthur Family Trust dated 5-13-08

11-14-2018
Date

State of Iowa, County of Polk

This instrument was acknowledged before me on DATE, 2018, by James B. Arthur, Trustee of the Beverly Arthur Family Trust dated 5-13-08 , to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the trustee, executed the instrument as the voluntary act and deed of the person and of the trustee.





Notary Public in and for said State