

BK: 2021 PG: 887
Recorded: 3/5/2021 at 8:04:24.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
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)

Rhonda R. Allen
3376 Deer Run Avenue
Lorimor, Iowa 50149

Return Document To: (Name and complete address)

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

Grantors:

Russell Eugene Faux Revocable Trust

Grantees:

Rhonda R. Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$1.00 and no/100ths----- Dollar(s) and
other valuable consideration, Rhonda R. Allen

(Trustee) ~~(Co-Trustee)~~
of the RUSSELL EUGENE FAUX REVOCABLE TRUST U/A dated July 23, 2010
does hereby convey to RHONDA R. ALLEN

the following described
real estate in Madison County, Iowa:

Lots 4, 5, 6, 9 and 10 in Block 8 of Barker's Second Addition to the Town of Macksburg and the Alley lying South of Lots 4, 5 and 6 and the West half of the Alley lying East of Lots 9 and 10 in said Block 8;
AND

A tract of land in the North Half (½) of the Southeast Quarter (¼) of Section 4 in Township 74 North, Range 28 West of the 5th P.M., more particularly described as follows: Commencing at the center of Section 4, in Township 74 North, Range 28 West of the 5th P.M.; thence along the North line of the Southeast Quarter (¼) of said Section 4, North 90 degrees 00'00" East 452.86 feet to the point of beginning, thence continuing along said North line, North 90 degrees 00'00" East 1,072.01 feet; thence South 10 degrees 45'58" West 1,105.41 feet along the westerly right of way line of a county road; thence North 89 degrees 11'05" West 536.15 feet; thence North 16 degrees 59'16" West 1,127.52 feet to the point of beginning, said tract of land contains 19.969 Acres.

This transfer is a distribution of assets from a trust which is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(20), 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 March 4, 2021.

Rhonda R. Allen

Rhonda R. Allen
As (Trustee) ~~(Co-Trustee)~~
the above-entitled trust

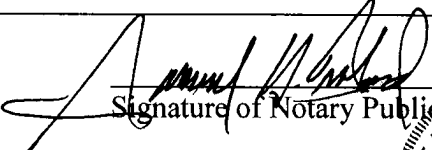
As (Trustee) (Co-Trustee) of
the above-entitled trust

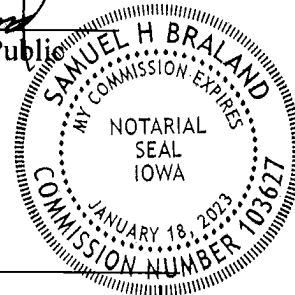
Acknowledgment for Individual Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 4, 2021, by Rhonda R. Allen

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 (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