

CONSIDERATION \$431,600

BK: 2022 PG: 870
Recorded: 3/28/2022 at 8:06:41.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$690.40
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, IA 50072 (515)
758-2267

Taxpayer Information: (Name and complete address)

David M. and Regina I. Robinson
1391 State Highway 92
Winterset, Iowa 50273

Return Document To: (Name and complete address)

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

Grantors:

Geneva M. Holmes Revocable Living Trust

Grantees:

David M. Robinson
Regina I. Robinson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED (INTER-VIVOS TRUST)

For the consideration of \$431,600.00 and no/100ths----- Dollar(s) and other valuable consideration, Geneva M. Holmes

(Trustee) (Co-Trustee) XXXXXXXX
of the GENEVA M. HOLMES REVOCABLE LIVING TRUST dated the December 3, 2013
does hereby convey to DAVID M. ROBINSON and REGINA I. ROBINSON, 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:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

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 on March 30, 2017.

By: _____
(title)

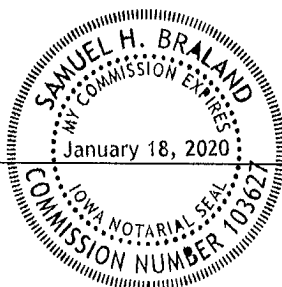
By: _____
(title)

As ~~(Trustee)~~ (Co-Trustee) of
The above entitled trust

Geneva M. Holmes
Geneva M. Holmes
As (Trustee) ~~(Co-Trustee)~~ of
The above entitled trust

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on March 30, 2017, by Geneva M. Holmes as Trustee of The Geneva M. Holmes Revocable Living Trust dated December 3, 2013.



Samuel H. Braland
Signature of Notary Public

Exhibit "A"

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa: EXCEPT the North 8 rods of the East 3 rods thereof; AND EXCEPT the South 465.5 feet thereof.

This deed is released from escrow and is delivered to the grantees in fulfillment of a real estate contract by and between the grantor and grantees recorded in Book 2017, Page 1005, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.