



Document 2016 2782

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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓Prepared by and return to: Dennis L. Wills, 11920 Burt Street,
Suite # 145, Omaha, NE 68154
(402) 898-1850

Tax Statement: Randy C. Crawford, 1200 Broad
Street, Adair, IA 50002

Exemption: Iowa Code § 428A.2.21
(consideration less than \$500)

Legal description of real estate on page 3

TRUSTEE'S DEED OF DISTRIBUTION

KNOW ALL MEN BY THESE PRESENTS, that RANDY C. CRAWFORD, Trustee of the RANDY C. CRAWFORD REVOCABLE TRUST, dated August 27, 2008, herein called the Grantor, for valuable consideration received from Grantee(s) less than \$500.00, does hereby convey and distribute to JANET E. CRAWFORD, Trustee of the JANET E. CRAWFORD REVOCABLE TRUST, dated August 27, 2008, herein called the Grantee, and all successors in trust, the real property described in Exhibit A attached hereto and incorporated herein as if set forth in its entirety.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to its successors and assigns forever, subject to all easements, encumbrances, restrictions and covenants of record.

Grantor does hereby covenant with the Grantee and with its successors and assigns that the Grantor is lawfully seized of said premises, that they are free from encumbrance subject to all easements, encumbrances, restrictions and covenants of record,

that Grantor has good right and lawful authority to convey the same, and that Grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever. In addition to the warranties otherwise set forth herein, the Trustee further warrants, pursuant to Section 614.14 of the Iowa Code, as amended, that (a) the said Trust, referred to above, is duly executed and in existence, (b) to the knowledge of the Trustee the person creating the Trust was under no disability or infirmity at the time the Trust was created, (c) the conveyance herein to the Grantee is effective and rightful, and (d) the Trustee knows of no facts or legal claims which might impair the validity of the Trust or the validity of this conveyance.

Dated this 7th day of September, 2016.

Randy C. Crawford

RANDY C. CRAWFORD, Trustee of the
RANDY C. CRAWFORD REVOCABLE TRUST,
dated August 27, 2008

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 7th day of September, 2016, before me, the undersigned a Notary Public, duly commissioned and qualified for in and said county, personally came RANDY C. CRAWFORD, Trustee of the RANDY C. CRAWFORD REVOCABLE TRUST, dated August 27, 2008, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Witness my hand and Notarial Seal the day and year last above written.

Carole J. Gardner
Notary Public

Print Name: Carole J. Gardner

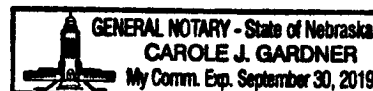


EXHIBIT A

LEGAL DESCRIPTION

An undivided one-half interest in and to the South Half of the Northeast Quarter, Section 32, Township 76 North, Range 29, West of the 5th P.M., Madison County, Iowa; and

An undivided one-half interest in and to the Southwest Quarter of the Northwest Quarter, Section 33, Township 76, North, Range 29, West of the 5th P.M., Madison County, Iowa.