

BK: 2016 PG: 3358
Recorded: 11/8/2016 at 8:11:47.0 AM
Fee Amount: \$12.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Return to Preparer: Warren A. Varley, 201 NE 2nd St, Box 235, Stuart, IA 50250; 515-523-2456
Address Tax Statement: Jessica Verburg, 56 Gelder Court, Lafayette, IN 47905

TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, I, **David Lee Verburg**, as Trustee of the **Verburg Family Trust**, under trust agreement dated December 18, 1989, as Amended on June 18, 1997, and July 12, 2005, do hereby convey to **Jessica Verburg** [GRANTEE] the following described real estate in Madison County, Iowa:

The Fractional Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Five (5) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

Deed is a distribution of assets to a Decedent's heir at law pursuant to her trust, without consideration, and is therefore exempt from Real Estate Transfer Tax pursuant to Iowa Code §428A.2(20, 21); Declaration of Value pursuant to Iowa Code §428A.2(20, 21) and 701 Iowa Administrative Code §79.5(1); and Groundwater Hazard Statement pursuant to Iowa Code §§ 428A.2(20, 21) and 558.69.

The grantor hereby covenants with grantee, 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 off 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 effect and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust of the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as to grammatical gender or number, according to the context.

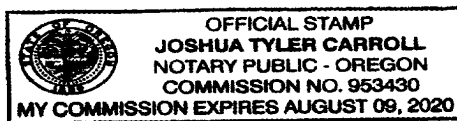
Dated: 10/19, 2016.

Verburg Family Trust [GRANTOR]

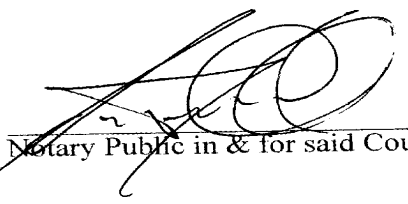

David Lee Verburg, Trustee

STATE OF Oregon; COUNTY of Clackamas } ss:

This record was acknowledged before me on the 19th day of October, 2016, by **David Lee Verburg**, as Trustee of the above-entitled trust.



My commission expires August 09, 2020


Notary Public in & for said County & State

CAVEAT: The trustee/grantor should consult with his or her lawyer concerning the trustee's personal liability arising out of the warranties contained herein.