

BK: 2019 PG: 667
Recorded: 2/28/2019 at 8:12:37.0 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'S DEED
THE IOWA STATE BAR ASSOCIATION
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

James A. Tews
1125 South 103rd Street, Suite 800
Omaha, NE 68124
Phone: (402) 390-9500

Taxpayer Information: (name and complete address)

Aura E. Whitney-Jackson, Trustee
3294 South 104th Avenue
Omaha, NE 68124

Return Document To: (name and complete address)

James A. Tews
1125 South 103rd Street, Suite 800
Omaha, NE 68124

Grantor:

Aura E. Whitney-Jackson, successor Trustee of the Andrew F. Jackson Trust dated September 11, 2008, as amended.

Grantee:

Aura E. Whitney-Jackson, Trustee of the Aura E. Whitney-Jackson Trust dated September 11, 2008, as amended.

Legal Description: See Exhibit "A".

Document or instrument number of previously recorded documents:

Book 2015, Page 3823 and Book 2017, Page 3970

TRUSTEE'S DEED

AURA E. WHITNEY-JACKSON, successor Trustee of the Andrew F. Jackson Trust dated September 11, 2008, as amended ("GRANTOR"), in consideration of One Dollar and other valuable consideration received from AURA E. WHITNEY-JACKSON, Trustee of the Aura E. Whitney-Jackson Trust dated September 11, 2008, as amended ("GRANTEE"), does hereby grant, convey, and confirm unto GRANTEE all of GRANTOR'S right, title, and interest in and to the following described real estate, together with all improvements thereupon (collectively, the "Property"):

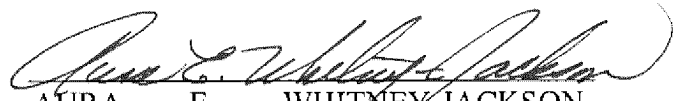
See EXHIBIT "A"

SUBJECT, however, to all matters of record.

GRANTOR does hereby covenant with GRANTEE and GRANTEE'S successors in interest that GRANTOR holds the Property by title in fee simple; that GRANTOR has good and lawful authority to convey the Property; that the Property is free and clear of all liens and encumbrances except as may be above stated; and GRANTOR covenants to warrant and defend the Property against the lawful claims of all persons except as may be above stated.

The transfer of this real estate is exempt from (1) Real Estate Transfer Tax pursuant to Iowa Rev. Stat. 428A.2(21); (2) declaration of value; and (3) groundwater hazard statement.

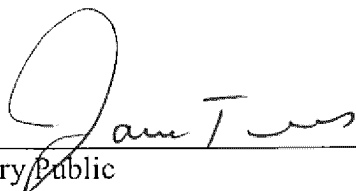
Executed: February 27, 2019.



AURA E. WHITNEY-JACKSON,
successor Trustee of the Andrew F. Jackson
Trust dated September 11, 2008, as
amended

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on February 27, 2019, by AURA E. WHITNEY-JACKSON, successor Trustee of the Andrew F. Jackson Trust dated September 11, 2008, as amended.



Notary Public

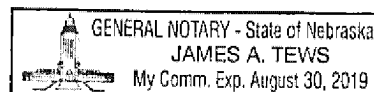


EXHIBIT "A"

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Thirty-two (32), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as surveyed, platted and recorded.

AND

All of the West 147 feet of the North Half of the Southeast Quarter of the Southeast Quarter (N½ SE¼ SE¼), which lies South of the South line of Highway #92, and the South Half of the Southeast Quarter of the Southeast Quarter (S½ SE¼ SE¼) of Section Twenty-Nine (29), in Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa,

EXCEPT

all that portion of the following-described real estate lying North of Middle River as the same now runs through said real estate as follows:

All of the West 147 feet of the North Half of the Southeast Quarter of the Southeast Quarter (N½ SE¼ SE¼), which lies South of the South line of Highway #92, and the South Half of the Southeast Quarter of the Southeast Quarter (S½ SE¼ SE¼) of Section Twenty-Nine (29) in Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa.