



Document 2019 1489

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Date 5/22/2019 Time 3:10:34PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$1,540.00

Rev Stamp# 165

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John W. Fisher, 306 Audubon St., Adair, IA 50002, Phone: (641) 742-5231

Taxpayer Information: (Name and complete address)

Crawford & Crawford, Inc.

PO Box 417

Adair, IA 50002

Return Document To: (Name and complete address)

✓ Fisher, Fisher & Groetken, P.C.

306 Audubon St., PO Box 158

Adair, IA 50002

Grantors:

Dorothy C. Beverlin Revocable Trust
dated September 19, 1997

Grantees:

Crawford & Crawford, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

**TRUSTEE WARRANTY DEED**
(Inter Vivos Trust)

For the consideration of One and No/100-----
Dollar(s) and other valuable consideration,
Dorothy C. Beverlin
(Trustee) (Co-Trustees) of Dorothy C. Beverlin Revocable Trust dated September 19, 1997

does hereby convey to
Crawford & Crawford, Inc., an Iowa Corporation

the following described real estate in MADISON County, Iowa:

The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-nine (29) and the West Two-thirds of the West One-half of the Northwest Quarter (W $\frac{2}{3}$ W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-eight (28), all in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 133.33 acres, more or less.

NO DECLARATION OF VALUE REQUIRED. NO GROUNDWATER HAZARD STATEMENT REQUIRED. Document exempt. Deed given in fulfillment of recorded real estate contract. Deed executed in compliance with terms of a certain written contract dated September 6, 2016 and filed September 30, 2016, in Book 2016, Page 2918, records of the Recorder's Office of Madison Co., 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 this 12 day of May, 2019.

Dorothy C. Beverlin Revocable Trust dated 09-19-1997

By: Dorothy C. Beverlin
Dorothy C. Beverlin, Trustee (title)

By: _____
(title)

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

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

STATE OF FLORIDA, COUNTY OF ORANGE

This instrument was acknowledged before me on May 12, 2019,
by Dorothy C. Beverlin
as Trustee of Dorothy C. Beverlin Revocable Trust dated 09-19-1997



Maria Aoling Chen Thomas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FP800040
Expires 8/23/2019

Maria Aoling Chen Thomas
Notary Public