



Document 2020 111

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Date 1/10/2020 Time 11:30:22AM

Rec Amt \$17.00 Aud Amt \$15.00

Rev Transfer Tax \$6,159.20

Rev Stamp# 9 DOV# 11

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

TRUSTEE WARRANTY DEED

Recorder's Cover Sheet

\$ 385,000

Preparer Information:

Samuel I. Kreamer, 7155 Lake Drive, Suite 200, West Des Moines, Iowa 50266

Phone: (515) 727-0900

Taxpayer Information:

Kent Kiburz, 2303 West Summit, Winterset, Iowa 50273

✓ **Return Address**

Kent Kiburz, 2303 West Summit, Winterset, Iowa 50273

Grantor:

THE HARRY F. REED TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 4, 2004

Grantees:

Kent Kiburz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Three Million Eight Hundred-fifty Thousand Dollars (\$3,850,000) and other valuable consideration, Randall C. Reed, as Trustee of THE HARRY F. REED TRUST UNDER TRUST AGREEMENT DATED NOVEMBER 4, 2004 (the "Trust") does hereby convey to Kent Kiburz the following described real estate in Madison County, Iowa:

TRACT 1

The Northwest Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

AND

TRACT 2

The Southwest Quarter ($\frac{1}{4}$), and the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the Northwest Quarter ($\frac{1}{4}$), and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts to-wit:

1. Parcel "B" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Ten (10), and in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Three (3), containing 3.00 acres, as shown in Plat of Survey filed in Book 2012, Page 3315 on November 2, 2012, in the Office of the Recorder of Madison County, Iowa;
2. The South 2 rods of the West 52 rods of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Ten (10);
3. A tract of land located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Ten (10), containing 1 acre and known as "Gordon Graveyard" and more particularly described as follows, to-wit: Commencing at the Northwest corner of the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Ten (10), thence East 209 feet, thence South 209 feet, thence West 209 feet, thence North 209 feet to the point of beginning;
4. The West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Ten (10).

The Trust hereby covenants with grantee, and successors in interest, that the Trust holds

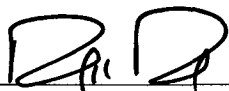
the real estate by title in fee simple; that the Trustee named above has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and the Trust covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The Trustee named above 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: January 8, 2020.

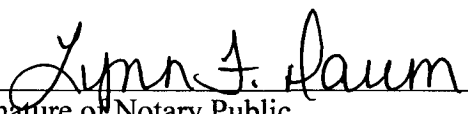
THE HARRY F. REED TRUST UNDER TRUST
AGREEMENT DATED NOVEMBER 4, 2004

By: 
Randall C. Reed, Trustee

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF MISSOURI, COUNTY OF PLATTE

This record was acknowledged before me on 8th day of January, 2020 [DATE], by
Randall C. Reed. As Trustee of the above-entitled trust.


Signature of Notary Public

