



Document 2016 4039

Book 2016 Page 4039 Type 03 001 Pages 4
Date 12/29/2016 Time 10:55:09AM
Rec Amt \$22.00 Aud Amt \$15.00
Rev Transfer Tax \$2,235.20
Rev Stamp# 533 DOV# 534
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

\$1397,500

Preparer Information:

Joel B. Templeman, 317 Sixth Avenue, Suite 300, Des Moines, IA 50309-4127,
Phone: (515) 243-8157

11/16

Taxpayer Information:

IPE1031 REV223, LLC, 6150 Village View Drive, Suite 113, West Des Moines, IA 50266

E

Return Address

Joel B. Templeman, 317 Sixth Avenue, Suite 300, Des Moines, IA 50309-4127

Grantors:

Margery Jordan Trust, dated the 28th day of August, 2001
Dennis D. Jordan, Co-Trustee
Larry R. Jordan, Co-Trustee

Grantees:

IPE1031 REV223, LLC

Legal Description: See Page 2

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar and other valuable consideration, Dennis D. Jordan and Larry R. Jordan, Co-Trustees of Margery Jordan Trust, dated the 28th day of August, 2001 do hereby convey to IPE1031 REV223, LLC, an Iowa limited liability company, its undivided one-half (1/2) interest in the following described real estate in Madison County, Iowa:

See legal description in Exhibit "A" attached hereto.

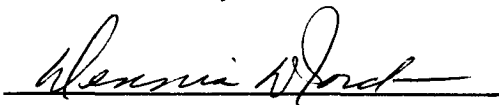
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

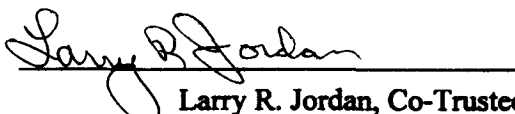
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the 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: 12-27-16

MARGERY JORDAN TRUST, DATED THE 28TH DAY OF AUGUST, 2001


Dennis D. Jordan, Co-Trustee


Larry R. Jordan, Co-Trustee

Polk

STATE OF IOWA, COUNTY OF ~~MADISON~~, ss:

This record was acknowledged before me on December 27, 2016, by Dennis D. Jordan as Co-Trustee for the Margery Jordan Trust, dated the 28th day of August, 2001.

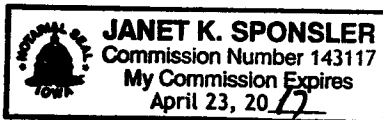


Janet K. Sponsler
Signature of Notary Public

Polk

STATE OF IOWA, COUNTY OF ~~MADISON~~, ss:

This record was acknowledged before me on December 27, 2016, by Larry R. Jordan as Co-Trustee for the Margery Jordan Trust, dated the 28th day of August, 2001.



Janet K. Sponsler
Signature of Notary Public

EXHIBIT A

The South Three-fourths ($\frac{3}{4}$) of the West Three-fourths ($\frac{3}{4}$) of Section Twenty-six (26), AND the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35) and all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35) lying North and West of the center channel of Middle River; AND all that part of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36) lying North and West of the center channel of Middle River, ALL in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT the following tracts:

1. A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), described as follows, to-wit: Beginning at a point 923 feet North of the Southwest corner of said Section Twenty-six (26), thence East 263 feet, thence North 250 feet, thence West 263 feet, thence South 250 feet to the point of beginning, containing 1.5 acres, more or less;
2. Parcel "A" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), containing 8.492 acres, as shown in Plat of Survey filed in Book 2005, Page 2492 on June 1, 2005 in the Office of the Recorder of Madison County, Iowa;
3. Parcel "C" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-six (26) and in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-five (35), containing 2.060 acres, more or less, as shown in Plat of Survey filed in Book 3, Page 296, on July 17, 1998, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "D" located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-six (26), and in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-five (35), containing 8.61 acres, as shown in Plat of Survey filed in Book 2013, Page 2832 on September 20, 2013, in the Office of the Recorder of Madison County, Iowa;
5. Public highways located therein;