



Document 2019 3716

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Date 11/22/2019 Time 1:39:02PM

Rec Amt \$27.00 Aud Amt \$5.00

Rev Transfer Tax \$959.20

Rev Stamp# 450 DOV# 467

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$600,000.



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Kent Kiburz, 2303 W. Summit Street, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Kent Kiburz, 2303 W. Summit Street, Winterset, IA 50273

Grantors:

Patricia A. Montross Revocable Trust

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 ----\$600,000.00---- Dollar(s) and
other valuable consideration, Raye J. Zeigler and Kaye J. Hart
(Trustee) (Co-Trustees)
of the Patricia A. Montross Revocable Trust
does hereby convey to Kent Kiburz
the following described
real estate in Madison County, Iowa: See attached legal description

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 11/7/19.

Raye J. Zeigler
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

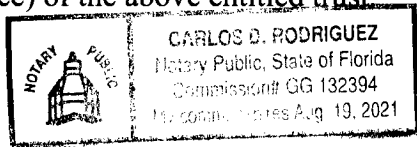
See separate signature page for Kaye J. Hart
As ~~(Trustee)~~ (Co-Trustee) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF FLORIDA, COUNTY OF COLLIER

This record was acknowledged before me on 7 OF NOV 2019, by Raye J. Zeigler

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



Carlos D. Rodriguez
Signature of Notary Public
CARLOS D. RODRIGUEZ

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

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

Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

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

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____,
of _____.

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

Signature of Notary Public

Signature Page for Trustee Warranty Deed from Raye J. Zeigler and Kaye J. Hart, Trustees of the Patricia A. Montross Revocable Trust to Kent Kiburz.

Date: X Nov. 11, 2019

X Kaye J. Hart

Kaye J. Hart, Co-Trustee of Patricia A. Montross Revocable Trust

STATE of GA, COUNTY OF Fulton

This record was acknowledged before me on 11/11/2019, by Kaye J. Hart as Co-Trustee of the Patricia A. Montross Revocable Trust.



X [Signature]

Signature of Notary Public

Exhibit "A"

The East Half (E½) of the Southeast Quarter (SE¼) of Section Twenty-five (25), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land in the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Twenty-five (25); thence South 00 degrees 00 minutes 00 seconds 345.00 feet along the East line of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of said Section Twenty-five (25); thence North 89 degrees 17 minutes 12 seconds West 442.00 feet; thence North 00 degrees 00 minutes 00 seconds 345.00 feet to the North line of said Northeast Quarter (NE¼) of the Southeast Quarter (SE¼); thence along said North line, South 89 degrees 17 minutes 12 seconds East 442.00 feet to the Point of Beginning. Said tract of land contains 3.50 acres, including 0.335 acres of County Road Right of Way.