

BK: 2020 PG: 5006
Recorded: 12/30/2020 at 1:04:22.0 PM
Pages 4
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Donald L. Schild, 833 Broad St., P.O. Box 268, Grinnell, IA 50112; (641) 236-6506

Taxpayer Information: (Name and complete address)
Godby Isenberg Family Farm LLC, Thomas R. Isenberg, 1100 58th St., Des Moines, IA 50311

Return Document To: (Name and complete address)
Donald L. Schild, 833 Broad St., P.O. Box 268, Grinnell, IA 50112

Grantors:
Godby Family Trust

Grantees:
Godby Isenberg Family Farm LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Thomas R. Isenberg and Jeffrey S. Isenberg (Trustee) (Co-Trustees) of the Godby Family Trust does hereby convey to Godby Isenberg Family Farm LLC, an Iowa Limited Liability Company the following described real estate in Madison County, Iowa: See 1 in Addendum

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 December 1, 2020.

Thomas R. Isenberg and Jeffrey S. Isenberg, As Co-Trustees of the above-named trust

Thomas R. Isenberg, Co-Trustee

Jeffrey S. Isenberg, Co-Trustee

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

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

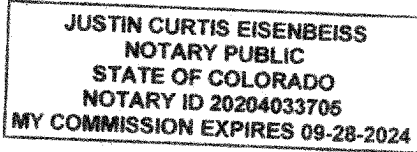
Acknowledgment for Individual Trustee

STATE OF Colorado, COUNTY OF Boulder

This record was acknowledged before me on 14 December 2020, by _____

Jeffery Isenberg

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



[Signature]
Signature of Notary Public

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 IOWA, COUNTY OF POLK

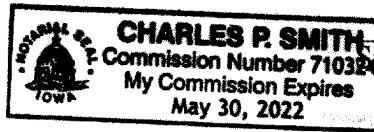
This record was acknowledged before me on 12/01/2020, by _____

Thomas R. Isenberg

as Co-Trustee

of Godby Family Trust

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



Charles P. Smith
Signature of Notary Public

STATE OF COLORADO, COUNTY OF _____

This record was acknowledged before me on _____, by _____

Jeffrey S. Isenberg

as Co-Trustee

of Godby Family Trust

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

Signature of Notary Public

Addendum

1. This deed is exempt according to Iowa Code 428A.2(21).

The South Half of the Northwest Quarter ($S\frac{1}{2} NW\frac{1}{4}$) and the North Half of the Southwest Quarter ($N\frac{1}{2} SW\frac{1}{4}$) and the Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4} SE\frac{1}{4}$) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

All that part of the Southeast Quarter ($SE\frac{1}{4}$) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, which lies North of the right-of-way granted to the Chicago, Rock Island and Pacific Railroad Company, containing Six and one-half ($6\frac{1}{2}$) acres more or less, EXCEPT Commencing at the NE Corner of the $SE\frac{1}{4}$ of Section 2-77-29, Madison County, Iowa; thence South 33 feet to the point of beginning; thence South 338.5 feet along the East line of said Sec. 2; thence in a northwesterly direction along the right of way line of the Chicago Rock Island & Pacific Railway 119.4 feet, thence North 310.4 feet; thence East 116 feet to the point of beginning; containing 0.864 acres more or less, subject to the rights of the public and of Madison County for a roadway over and across the East 33 feet thereof, and the East Fractional Half of the Northeast Fractional Quarter ($FE\frac{1}{2} FRNE\frac{1}{4}$), except the North Twelve (12) acres thereof, of Section Two (2), and the West Fractional Half of the Northwest Fractional Quarter ($FRW\frac{1}{2} FRNW\frac{1}{4}$) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M, Madison County, Iowa.