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Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$1,621.60 ANNO

Rev Stamp# 125 DOV# 125 SCAN

LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

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

\$ 1,014,000

Preparer Information:

David L. Jungmann, PO Box 329, Greenfield, Iowa 50849

Phone: (641) 743-6195

Taxpayer Information:

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

Return Document To:

✓ ~~David L. Jungmann, PO Box 329, Greenfield, Iowa 50849~~
Kent Kiburz 2303 W Summit St, Winterset IA 50273

Grantors:

Evelyn M. Gibbs Trust u/a dated November 2, 2016

George A. Gibbs Trust u/a dated November 2, 2016

Grantees:

Kent Kiburz

Legal Description: See Page 2

Document or instrument number of previously recorded documents: n/a



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

For the consideration of One (\$1.00)----- Dollar(s) and other valuable consideration, **George A. Gibbs, Trustee of Evelyn M. Gibbs Trust u/a 11/2/2016, and of the George A. Gibbs Trust u/a 11/2/2016**, does hereby convey to **Kent Kiburz** the following described real estate in Madison County, Iowa:

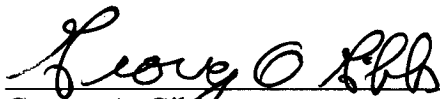
The Fractional Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), and the South 30 acres of the Fractional Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Seven (7), containing 7.00 acres, as shown in Plat of Survey filed in Book 3, Page 563 on April 26, 2000, in the Office of the Recorder of Madison County, 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: 3-18-21


George A. Gibbs
As Trustee of the above-entitled trusts

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF Adair

This record was acknowledged before me on 3/18/21, by George A. Gibbs as Trustee of the above-entitled trusts.



Beth Scheel
Signature of Notary Public