



Document 2021 2806

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Date 7/08/2021 Time 8:02:20AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1,589.60

Rev Stamp# 324

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

City of West Des Moines, Iowa, c/o West Des Moines City Hall, 4200 Mills Civic Pkwy., West Des Moines, IA 50265

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

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Ronald G. Boughton as Trustee of the  
Loren H. Boughton Trust, a/k/a the Loren  
Boughton Trust, under the Last Will and  
Testament of Loren Boughton

**Grantees:**

City of West Des Moines, Iowa

**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 \$994,000.00 Dollar(s) and
other valuable consideration, Ronald G. Boughton as Trustee

(Trustee) (Co-Trustee)

of the Loren H. Boughton Trust, a/k/a the Loren Boughton Trust, under the Last Will and Testament of Loren Boughton,
does hereby convey to City of West Des Moines, Iowa,

the following described

real estate in MADISON County, Iowa:

A one-half interest in and to:

The Northwest Fractional Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range
Twenty-six (26) West of the 5th P.M., Madison County, Iowa; (Including Parcel "B" located in the
Northwest Quarter (1/4) of the Fractional Northwest Quarter (1/4) of said Section Four (4), containing
13.64 acres); EXCEPT Parcel "C" located in the Northwest Quarter (1/4) of the Fractional Northwest
Quarter (1/4) of said Section Four (4), containing 3.17 acres; AND EXCEPT Parcel "D" located in the
Southwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of said Section Four (4), containing 7.16
acres; ALL parcels as shown in Plat of Survey filed in Book 2005, Page 1824 on April 26, 2005, in the
Office of the Recorder of Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract - Installments filed for record with the Madison
County Recorder's Office on December 13, 2016 in Book 2016 at Page 3808.

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 July 7, 2021

Handwritten signature of Ronald G. Boughton

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

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

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 7, 2021, by Ronald G.

Boughton

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

*Carla J Vasey*  
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 \_\_\_\_\_, 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