



Document 2021 4250

Book 2021 Page 4250 Type 03 001 Pages 4

Date 10/13/2021 Time 11:02:17AM

Rec Amt \$22.00 Aud Amt \$25.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Jeffrey A. Koch, 2250 105th Street, Van Meter, IA 50261

√ **Return Document To:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Jeffrey A. Koch and Kerry Beatty, Trustees of the James L. Koch Revocable Trust

Grantees: Jeffrey A. Koch

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey A. Koch and Kerry Beatty, Trustees of James L. Koch Revocable Trust, do hereby Convey to Jeffrey A. Koch, the following described real estate in Madison County, Iowa:

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

An undivided 1/2 interest in and to: 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: 9/24/21

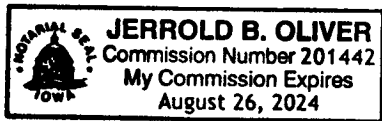
James L. Koch Revocable Trust

By Jeffrey A Koch
Jeffrey A. Koch, Trustee

By Kerry Beatty
Kerry Beatty, Trustee

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on Sept. 24, 2021, by Jeffrey A. Koch, Trustee of the above-entitled trust.



Jerrold B. Oliver
Signature of Notary Public

STATE OF IOWA, COUNTY OF Linn

This record was acknowledged before me on October 6, 2021, by Kerry Beatty,
Trustee of the above-entitled trust.

Amy M. Woodward
Signature of Notary Public

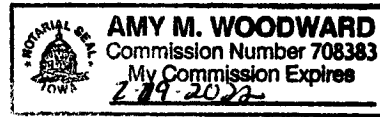


Exhibit "A"

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 2, and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 11, all in Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa.

AND

The fractional East one-half (fr. E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6) and the Fractional West one-half (fr. W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Five (5), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

AND

South Half (S $\frac{1}{2}$) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$); the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$) of the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$); and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) excepting therefrom a tract described as follows: Commencing at a point 267 feet South of the Northeast Corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) running thence South 340 feet, thence West 135 feet, thence North 340 feet, thence East to the point of beginning, all in Section Six (6), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

The Fractional Northeast Quarter (Fr.NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), all in Section Six (6) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, excepting therefrom the following-described tract of real estate: Commencing at the Northeast Corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., running thence West along the North side of the said 40-acre tract for a distance of 400 feet, thence South 326 feet, thence East parallel with the North line of said 40-acre tract to the East line thereof, thence North 326 feet to the point of beginning.

AND

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Six (6), and the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M.