



Document 2021 5303

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Date 12/30/2021 Time 2:20:11PM

Rec Amt \$22.00 Aud Amt \$15.00

Rev Transfer Tax \$2,559.20

Rev Stamp# 657 DOV# 648

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$1,600,000

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

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

1/2

Taxpayer Information: Darrell L. Ford and Shelly Ford, 2071 Burr Avenue, Winterset, Iowa 50273

Return Document To: Darrell L. Ford and Shelly Ford, 2071 Burr Avenue, Winterset, Iowa 50273

Grantors: Ford Farms Family Trust

Grantees: Darrell L. Ford and Shelly Ford

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE WARRANTY DEED

For the consideration of One Million Six Hundred Thousand Dollar(s) and other valuable consideration, Darrell L. Ford and Donna J. Crow, Trustees of Ford Farms Family Trust , do hereby Convey to Darrell L. Ford, and Shelly Ford as Joint Tenants with full right of survivorship and not as Tenant in Common the following described real estate in Madison County, Iowa:

See Description Attached

In the event Buyers sell all, or any part of the above described real estate, on or before December 27, 2031, the net profit after payment of costs of sale on the sale of said real estate, as determined for federal income tax, shall be divided equally among the beneficiaries of the Ford Farms Family Trust including Darrell Ford as a beneficiary. The balance of the net proceeds of the sale shall be retained by Darrell Ford and Shelly Ford. This provision shall survive the closing.

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: 12-29-21.

Ford Farms Family Trust

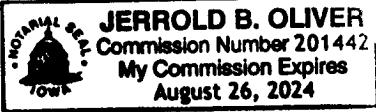
By Darrell Ford
Darrell L. Ford, Trustee

By Donna J. Crow
Donna J. Crow, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-29-21, by Darrell L. Ford and Donna J. Crow, Trustees of the above-entitled trust.

Jerrold B. Oliver
Signature of Notary Public



The South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, AND



The East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., AND

The North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-nine (29) in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,
EXCEPT

The Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

