



Document 2022 1163

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INDX

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

Grantors: Jeffrey A. Koch and Kerry Beatty Trustees of Margaret E. Koch Revocable Trust

Grantees: Jeffrey A. Koch

Legal Description: See page 2

Document or instrument number if applicable:

Return To: Jeffrey A. Koch, 2250 105th Street, Van Meter, Iowa 50261

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

Preparer: Jerrold B. Oliver, PO Box 230, Winterset, IA 50273, Phone: 515-462-3731



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey A. Koch and Kerry Beatty, Trustees of Margaret E. 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(20).

See Exhibit "A" Attached for Description

This deed is given for the purpose of correcting an error in the prior warranty deed in which an error was made in the notary portion for Kerry Beatty, which deed is recorded in Book 2022 Page 355 of the Recorder's Office 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: Feb 18, 2022

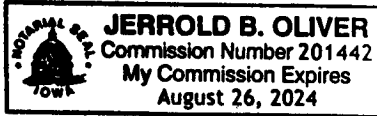
Margaret E. Koch Revocable Trust

By Jeffrey A. Koch
Jeffrey A. Koch, as Trustee

By Kerry Beatty
Kerry Beatty, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Feb 18, 2022,
by Jeffrey A. Koch, Trustee of the above-entitled trust.



[Handwritten Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF LINN

This record was acknowledged before me on March 12, 2022, by
Kerry Beatty, Trustee of the above-entitled trust.

[Handwritten Signature]
Signature of Notary Public

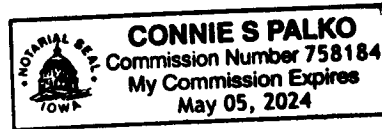


EXHIBIT "A"

Parcel "E", located in the Northwest Quarter (¼) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section 5, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 00°39'08" West, 667.10 feet along the West line of the Northwest Quarter of said Section 5 to the Point of Beginning; thence North 00°39'08" West, 1808.68 feet to the Northwest corner of said Section 5, thence North 89°58'10" East, 2634.92 feet to the North Quarter corner of said Section 5; thence South 00°48'07" East, 1237.03 feet along the East line of the Northwest Quarter of said Section 5; thence South 89°56'59" West, 1319.06 feet to a point on the West line of the Southeast Quarter of the Northwest Quarter of said Section 5; thence South 00°43'39" East, 312.78 feet along the West line of the Southeast Quarter of the Northwest Quarter of said Section 5; thence South 85°08'05" West, 632.66 feet; thence South 36°27'01" West, 258.64 feet along an existing fenceline; thence South 44°17'50" West, 78.82 feet along an existing fenceline; thence South 55°51'32" West, 84.15 feet along an existing fenceline; thence North 86°30'52" West, 88.04 feet along an existing fenceline; thence North 76°09'45" West, 47.85 feet along an existing fenceline; thence North 71°53'54" West, 287.72 feet along the projection of an existing fenceline to the Point of Beginning, as shown by a Plat of Survey recorded in Book 2006 on Page 3976 on September 28, 2006, in the Office of the Madison County, Iowa, Recorder. Said Parcel contains 89.23 acres.