



Document 2023 2568

Book 2023 Page 2568 Type 03 001 Pages 7
Date 10/19/2023 Time 1:04:05PM
Rec Amt \$47.00 Aud Amt \$10.00
Rev Transfer Tax \$1,287.20
Rev Stamp# 369 DOV# 368
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 805,000

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Winterset Airport Authority, 3405 North 8th Avenue, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: John Casper and Lynee Casper as Co-Trustees of John and Lynee Casper Family Trust dated July 26, 2017 and Robert M. Casper and Margaret M. Casper as Co-Trustees of Robert M. Casper Revocable Trust U/A/D September 23, 2021.

Grantees: Winterset Airport Authority

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Eight Hundred Five Thousand Dollar(s) and other valuable consideration, John Casper and Lynee Casper, Co-Trustees of John and Lynee Casper Family Trust dated July 26, 2017 and Robert M. Casper and Margaret M. Casper, Co-Trustees of Robert M. Casper Revocable Trust U/A/D September 23, 2021 do hereby Convey to Winterset Airport Authority, an Iowa Airport Authority organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

Parcel "F" being a part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$, lying North of the Northeasterly line of the Winterset Airport Authority property in Section 24, Township 76 North, Range 28 West of the 5th P.M., Madison County described as follows:

Beginning at a found $\frac{1}{2}$ " iron pin at the center of said Section 24; thence S $89^{\circ}37'47''$ E, along the North line of the SE $\frac{1}{4}$ of said Section 24, a distance of 1070.17' to a set of $\frac{1}{2}$ " iron pin with orange cap stamped "LS 13427"; thence S $04^{\circ}29'11''$ W a distance of 1449.97' to a set $\frac{1}{2}$ " iron pin with orange cap stamped "LS 13427"; thence N $37^{\circ}06'45''$ W a distance of 1585.81' to a set $\frac{1}{2}$ " iron pin with orange cap stamped "LS 13427"; thence N $00^{\circ}02'12''$ E a distance of 187.84' to the point of beginning.

Containing 19.83 acres including 0.65 acres of county road right of way easement.

Parcel "Q" a part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 24 and a part of the NW $\frac{1}{4}$ of the NE 1.4 of Section 25, lying South of the Southwesterly line of the Winterset Airport Authority property, all in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at a found $\frac{1}{2}$ " iron pin with orange cap at the corner of Parcel "C" according to Plat of Survey filed in Book 2016 at Page 2737; thence S $37^{\circ}07'09''$ E a distance of 349.39' to a $\frac{1}{2}$ " iron pin with orange cap stamped "LS 13427"; at the Point of Beginning; thence S $37^{\circ}07'09''$ E, along the Southwesterly line of said Winterset Airport Authority, a distance of 1054.22' to a $\frac{1}{2}$ " iron pin with orange cap stamped "LS 13427"; thence S $04^{\circ}29'11''$ W a distance of 969.89' to a $\frac{1}{2}$ " iron pin with orange cap stamped "LS 13427"; thence N $85^{\circ}30'49''$ W a distance of 700.00' to a $\frac{1}{2}$ " iron pin with orange cap stamped "LS 13427"; thence N $04^{\circ}29'11''$ E a distance of 1758.17' to the point of beginning.

Containing 21.92 acres

See Attachment "A"

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

ATTACHMENT "A"

The following a contract terms that survive the closing:

1. The Buyer agrees that any agricultural drain tiles that are located on the property that are damaged or require relocation by the Buyer shall be repaired or relocated at the Buyer's expense. The Buyer shall have the right to enter upon the Seller's remaining property for the purpose of connecting said drain tiles or construction of drain tiles.
2. Buyer shall have the right to install all boundary fencing for the land at Buyer's expense.

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: 10/10/23

John and Lynee Casper Family Trust

By John Casper
John Casper, as Co-Trustee

By Lynee Casper
Lynee Casper, as Co-Trustee

Robert M. Casper Revocable Trust

By Robert M. Casper
Robert M. Casper, as Co-Trustee

By Margaret M. Casper
Margaret M. Casper, as Co-Trustee

STATE OF FLORIDA, COUNTY OF Sumter

This record was acknowledged before me on 10/10/23
by John Casper, Trustee of the above-entitled trust.



Michelle T. Scott
Signature of Notary Public

STATE OF FLORIDA, COUNTY OF Sumter

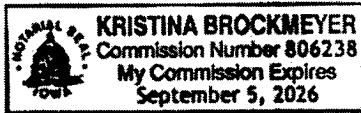
This record was acknowledged before me on 10/10/23
by Lynee Casper, Co-Trustee of the above-entitled trust.



Michelle T. Scott
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

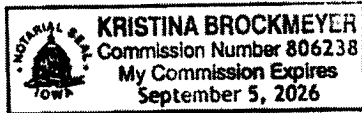
This record was acknowledged before me on October 9, 2023
by Robert M. Casper, Co-Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Oct 9, 2023
by Margaret M. Casper, Co-Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public

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.

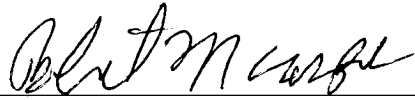
Dated: 10-9-2023.


John and Lynee Casper Family Trust

By _____
John Casper, as Co-Trustee

By _____
Lynee Casper, as Co-Trustee

Robert M. Casper Revocable Trust

By 
Robert M. Casper, as Co-Trustee

By 
Margaret M. Casper, as Co-Trustee

STATE OF FLORIDA, COUNTY OF _____

This record was acknowledged before me on _____,
by John Casper, Trustee of the above-entitled trust.

Signature of Notary Public

STATE OF FLORIDA, COUNTY OF _____

This record was acknowledged before me on _____,
by Lynee Casper, Co-Trustee of the above-entitled trust.

Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 9, 2023,
by Robert M. Casper, Co-Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Oct 9, 2023,
by Margaret M. Casper, Co-Trustee of the above-entitled trust.



Kristina Brockmeyer
Signature of Notary Public