



Document 2024 276

Book 2024 Page 276 Type 03 001 Pages 3

Date 2/06/2024 Time 1:51:49PM

Rec Amt \$17.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$3,207.20

ANNO

Rev Stamp# 40 DOV# 42

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA


CHEK

\$ 2,004,750.⁰⁰

**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: IPE 1031 REV526, LLC, 6150 Village View Drive, Suite 113, West
Des Moines, IA 50266

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

Grantors: Mark L. Villwok and Rhonda R. Miller as Co-Trustees of the LeRoy J. Villwok and
Donna R. Villwok, Joint Living Trust dated October 18, 2005

Grantees: IPE 1031 REV526, LLC


Legal Description: See Page 2

Document or instrument number of previously recorded documents:




TRUSTEE WARRANTY DEED

For the consideration of Two Million Four Thousand Seven Hundred and Fifty Dollar(s) and other valuable consideration, Mark L. Villwok and Rhonda R. Miller, Co-Trustees of the LeRoy J. Villwok and Donna R. Villwok, Joint Living Trust dated October 18, 2005, does hereby Convey to IPE 1031 REV526, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Northeast Fractional Quarter (¼) of Section Three (3), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa. 

AND

The ~~Northeast~~ ^{Northwest} Fractional Quarter (¼) of Section Two (2), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "A" located therein, containing 4.98 acres, as shown in Corrected Plat of Survey filed in Book 3, Page 258 on June 3, 1998 in the Office of the Recorder of Madison County, Iowa. 

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.

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: 1-31-2024.

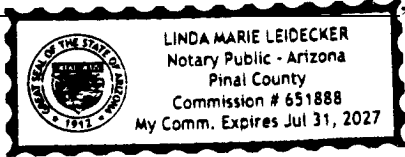
LeRoy J. Villwok and Donna R. Villwok, Joint Living Trust dated October 18, 2005

By Mark L. Villwok
Mark L. Villwok, as Trustee

By Rhonda R. Miller
Rhonda R. Miller, as Trustee

STATE OF ARIZONIA, COUNTY OF Pinal

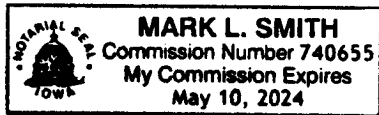
This record was acknowledged before me on January 31, 2024,
trust. _____, by Mark L. Villwok, Trustee of the above-entitled



Linda Marie Leidecker
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/6/2024,
trust. _____, by Rhonda R. Miller, Trustee of the above-entitled



M. L. Smith
Signature of Notary Public