

BK: 2025 PG: 1365  
Recorded: 6/3/2025 at 10:57:35.0 AM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$3,599.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** DeVries Ace 4, LLC, 2830 100<sup>th</sup> Street, Suite 108, Urbandale, IA 50322  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: 515-462-4912



## TRUSTEE WARRANTY DEED

For the consideration of -----Two Million Two Hundred Fifty Thousand Dollar(s)----- and other valuable consideration, Richard G. Breeding and Debra S. Breeding, as Trustees of the Richard G. Breeding and Debra S. Breeding Living Trust under Trust Agreement dated October 2, 2014, do hereby Convey to DeVries Ace 4, LLC, the following described real estate in Madison County, Iowa:

**A parcel of land located in the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of said Section Thirty (30), thence N0°00'W 307.1 feet along the West line of the SW¼ of Section 30, thence S88°48½'E 85.0 feet to the Point of Beginning, thence N2°23½'W 478.8 feet to a point on the present Easterly right of way line of Primary Road No. US 169, thence Southeasterly 555.9 feet along said present Easterly right of way line along a 904.9 foot radius curve, concave Northeasterly and having a chord bearing S27°57'E 547.2 feet, thence N88°48½'W 236.5 feet to the Point of Beginning, said parcel contains 0.94 acres, more or less,**

**and**

**Lot Eight (8) of Helen McCall Huntoon Addition, Plat No. 1, to the City of Winterset, Madison County, Iowa,**

**and**

**Lot Six (6) of Helen McCall Huntoon Addition, Plat No. 1, to the City of Winterset, 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 Grantors hereby covenants with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The Grantors further warrant to the Grantee 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 Grantors the persons creating the Trust were under no disability or infirmity at the time the Trust was created; that the transfer by the Trustees to the Grantee is effective and rightful; and that the Trustees know 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: June 2, 2025.

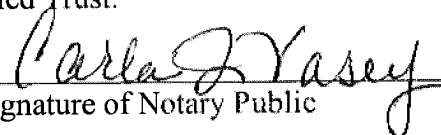
Richard G. Breeding and Debra S. Breeding  
Living Trust under Trust Agreement dated  
October 2, 2014

By   
Richard G. Breeding, Trustee

By   
Debra S. Breeding, Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 2, 2025, by Richard G. Breeding and Debra S. Breeding as Trustees of the above-entitled Trust.

  
Signature of Notary Public

