



REC \$ 10.00
AUD \$ 10.00
R.M.F. \$ 1.00

FILED NO. 4856

BOOK 141 PAGE 522

99 JUNE 1 AM 11:56

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER ☒
RECORDED ☒
COMPARED ☒

Prepared by: John J. Scieszinski, Esq., 637 41st Street, Des Moines, Iowa 50312

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration,

J. R. Living Trust, by Lloyd G. Huffer, Jr. trustee,

does hereby convey unto

Kent Kiburz,

the following described real estate in Madison County, Iowa:

SEE: ATTACHED LEGAL DESCRIPTION, IDENTIFIED AS EXHIBIT 1

Grantor hereby Covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple, that said trust and trustee as 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 are shown of record; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons.

The grantor further warrants to the grantee all the of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that 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 acknowledgment hereof, shall be construed as in the singular or plural number as masculine or feminine gender, according to the context.

Dated this 19 day of May, 1999.

J. R. Living Trust

Lloyd G. Huffer, Jr. Trustee
by: Lloyd G. Huffer, Jr. trustee
Affiant
S.S. [REDACTED]

This instrument was acknowledged before me on May 19, 1999, by Lloyd G. Huffer, Jr., as Trustee of the above entitled trust.

John J. Scieszinski
Notary Public in and for
the State of Iowa

1/20/2001

EXHIBIT 1

A parcel of land, lying Southeast of the old Railroad Right of Way, in the Northeast Quarter (¼) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th Principal Meridian, and in the Northwest Quarter (¼) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th Principal Meridian, all in Madison County, Iowa, more particularly described as follows: Beginning at the Center of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the West line of the Northeast Quarter (¼) of said Section One (1), North 00°12'34" East, 974.75 feet; thence along the Southeasterly Railroad Right of Way line, North 42°21'22" East, 1,823.35 feet; thence Northeasterly 434.49 feet along a 3,769.72 foot radius curve, concave Southeasterly, having a central angle of 06°36'14" and a long chord bearing North 45°39'29" East, 434.25 feet; thence along the North line of said Northeast Quarter (¼), North 90°00'00" East, 1,109.35 feet to the Northeast Corner of said Section One (1), thence along the North line of the Northwest Quarter (¼) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., North 87°06'51" East, 1,069.38 feet to the North Quarter Corner of said Section Six (6); thence along the East line of said Northwest Quarter (¼), South 00°17'59" East, 1,505.09 feet to the centerline of a County Road; thence along said centerline, South 79°29'34" West, 235.54 feet; thence Westerly 296.70 feet along a 571.20 foot radius curve concave Northerly, having a central angle of 29°45'42" and a long chord bearing North 85°37'35" West, 293.38 feet; thence departing said centerline, South 40°48'47" West, 89.62 feet; thence South 14°30'54" West, 86.51 feet; thence South 65°35'21" West, 447.80 feet; thence South 69°26'05" West, 81.45 feet to the West line of said Northwest Quarter (¼) of Section Six (6); thence along said West line North 00°23'24" East, 158.66 feet to the centerline of Clanton Creek, thence along said centerline of Clanton Creek, South 16°22'30" West, 255.32 feet; thence South 44°11'58" West, 133.91 feet; thence South 55°00'50" West, 164.94 feet; thence South 37°50'12" West, 278.56 feet; thence South 78°39'28" West, 169.52 feet; thence North 85°16'21" West, 280.29 feet; thence South 74°30'23" West, 250.64 feet; thence South 56°19'45" West, 152.25 feet; thence South 50°40'56" West, 190.44 feet to the South line of the Northeast Quarter (¼) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.; thence along said South line, South 89°33'09" West, 165.53 feet to the centerline of Clanton Creek; thence along said centerline of Clanton Creek, North 33°54'47" West, 177.09 feet; thence North 20°23'59" West, 271.62 feet; thence North 58°33'02" West, 105.74 feet; thence North 02°09'58" West, 161.81 feet; thence North 13°26'26" West, 200.83 feet; thence North 28°36'11" East 216.73 feet; thence North 18°23'20" East, 211.74 feet; thence North 45°03'42" West, 142.86 feet; thence South 83°29'48" West, 59.12 feet; thence South 70°10'38" West, 80.60 feet; thence South 48°37'57" West, 108.72 feet; thence South 34°50'51" West, 284.05 feet; thence North 87°23'43" West, 41.15 feet; thence South 46°33'27" West, 114.30 feet; thence South 63°38'46" West,