



Document 2011 547

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

\$ 368,730.00

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Kent Kiburz, 2303 W Summit, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

~~Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731~~

Kent Kiburz, 2303 W. Summit, Winterset IA 50273

Grantors:

Raymond John Agan, Trustee
of the Raymond John Agan
Living Trust

Grantees:

Kent Kiburz

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of exchange of other real estate
Dollar(s) and other valuable consideration,
Raymond John Agan
(Trustee) ~~XXXXXX~~ of Raymond John Agan Living Trust
does hereby convey to
Kent Kiburz

the following described real estate in Madison County, Iowa:
The East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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 this 22 day of FEBRUARY, 2011.

Raymond John Agan Living
Trust

By: Raymond Agan (title)
John Raymond Agan

By: / (title)

As (Trustee) ~~XXXXXX~~ of
the above-entitled trust

As (Trustee) ~~XXXXXX~~ of
the above-entitled trust

STATE OF Texas ~~IOWA~~, COUNTY OF Walker
This instrument was acknowledged before me on February 22, 2011, by
Raymond John Agan, Trustee of the Raymond John Agan Living Trust



Fabiola Tovar, Notary Public