



Document 2011 549

Book 2011 Page 549 Type 03 001 Pages 4

Date 2/28/2011 Time 10:46 AM

Rec Amt \$24.00 Aud Amt \$5.00



LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Taxpayer Information:

Kent Kiburz, 2303 W Summit, Winterset, IA 50273

✓ **Return Address**

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Grantors:

SEE PAGE 2

Grantees:

SEE PAGE 2

Legal Description: SEE PAGE 2

This Warranty Deed is being recorded to correct the legal description of the Warranty Deed filed in Book 141, Page 522.

Document or instrument number if applicable:

116,200

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

REAL ESTATE TRANSFER
TAX PAID
STAMP #
\$ 186.40
RECORDED
6-1-99
DATE COUNTY

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 a 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

NOTARIAL PUBLIC
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.

[Signature]
Notary Public in and for
the State of Iowa
11/20/2001

EXHIBIT 1

A parcel of land, lying Southeast of the old Railroad Right of Way, in the Northeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th Principal Meridian, and in the Northwest Quarter ($\frac{1}{4}$) 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 ($\frac{1}{4}$) of said Section One (1), North $00^{\circ}12'34''$ East, 974.75 feet; thence along the Southeasterly Railroad Right of Way line, North $42^{\circ}21'22''$ 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 $06^{\circ}36'14''$ and a long chord bearing North $45^{\circ}39'29''$ East, 434.25 feet; thence along the North line of said Northeast Quarter ($\frac{1}{4}$), North $90^{\circ}00'00''$ East, 1,109.35 feet to the Northeast Corner of said Section One (1); thence along the North line of the Northwest Quarter ($\frac{1}{4}$) of Section Six (6), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., North $87^{\circ}06'51''$ East, 1,069.38 feet to the North Quarter Corner of said Section Six (6); thence along the East line of said Northwest Quarter ($\frac{1}{4}$), South $00^{\circ}17'59''$ East, 1,505.09 feet to the centerline of a County Road; thence along said centerline, South $79^{\circ}29'34''$ West, 235.54 feet; thence Westerly 296.70 feet along a 571.20 foot radius curve concave Northerly, having a central angle of $29^{\circ}45'42''$ and a long chord bearing North $85^{\circ}37'35''$ West, 293.38 feet; thence departing said centerline, South $40^{\circ}48'47''$ West, 89.62 feet; thence South $14^{\circ}30'54''$ West, 86.51 feet; thence South $65^{\circ}35'21''$ West, 447.80 feet; thence South $69^{\circ}26'05''$ West, 81.45 feet to the West line of said Northwest Quarter ($\frac{1}{4}$) of Section Six (6); thence along said West line North $00^{\circ}23'24''$ East, 158.66 feet to the centerline of Clanton Creek, thence along said centerline of Clanton Creek, South $16^{\circ}22'30''$ West, 255.32 feet; thence South $44^{\circ}11'58''$ West, 133.91 feet; thence South $55^{\circ}00'50''$ West, 164.94 feet; thence South $37^{\circ}50'12''$ West, 278.56 feet; thence South $78^{\circ}39'28''$ West, 169.52 feet; thence North $85^{\circ}16'21''$ West, 280.29 feet; thence South $74^{\circ}30'23''$ West, 250.64 feet; thence South $56^{\circ}19'45''$ West, 152.25 feet; thence South $50^{\circ}40'56''$ West, 190.44 feet to the South line of the Northeast Quarter ($\frac{1}{4}$) 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 $89^{\circ}33'09''$ West, 165.53 feet to the centerline of Clanton Creek; thence along said centerline of Clanton Creek, North $33^{\circ}54'47''$ West, 177.09 feet; thence North $20^{\circ}23'59''$ West, 271.62 feet; thence North $58^{\circ}33'02''$ West, 105.74 feet; thence North $02^{\circ}09'58''$ West, 161.81 feet; thence North $13^{\circ}26'26''$ West, 200.83 feet; thence North $28^{\circ}36'11''$ East 216.73 feet; thence North $18^{\circ}23'20''$ East, 211.74 feet; thence North $45^{\circ}03'42''$ West, 142.86 feet; thence South $83^{\circ}29'48''$ West, 59.12 feet; thence South $70^{\circ}10'38''$ West, 80.60 feet; thence South $48^{\circ}37'57''$ West, 108.72 feet; thence South $34^{\circ}50'51''$ West, 284.05 feet; thence North $87^{\circ}23'43''$ West, 41.15 feet; thence South $46^{\circ}33'27''$ West, 114.30 feet; thence South $63^{\circ}38'46''$ West,

62.67 feet; thence South $17^{\circ}18'57''$ West, 82.72 feet; thence South $01^{\circ}05'58''$ West, 125.54 feet; thence South $10^{\circ}32'06''$ West, 55.77 feet; thence South $34^{\circ}24'56''$ West, 85.62 feet; thence South $05^{\circ}56'28''$ West, 75.48 feet; thence South $46^{\circ}39'18''$ East, 67.17 feet; thence North $86^{\circ}14'35''$ East, 158.82 feet; thence North $57^{\circ}00'39''$ East, 101.21 feet; thence South $67^{\circ}46'17''$ East, 85.74 feet; thence South $35^{\circ}40'32''$ East, 98.97 feet; thence South $09^{\circ}25'50''$ West, 79.49 feet; thence South $07^{\circ}20'11''$ East, 205.03 feet; thence South $05^{\circ}58'39''$ West, 68.66 feet; thence South $29^{\circ}31'55''$ West, 20.32 feet to the South line of said Northeast Quarter ($\frac{1}{4}$) of Section One (1); thence along said South line, South $89^{\circ}33'09''$ West, 548.63 feet to the point of beginning.

Said parcel of land contains 146.872 Acres including 3.493 Acres of County Road Right of Way, and Three (3) acres lying North of the River in the Northwest Corner of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.,