



Document 2012 648

Book 2012 Page 648 Type 03 001 Pages 3  
Date 3/05/2012 Time 1:43 PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$1,279.20  
Rev Stamp# 58 DOV# 60  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



\$800,000

**WARRANTY DEED**  
(CORPORATE GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067  
Phone: (515) 462-4912

2  
3/12

**Taxpayer Information:** (Name and complete address)

The Charles I. Colby and Ruth Colby Investment Trust, 6581 University Avenue,  
Windsor Heights, Iowa 50324

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

**Grantors:**

Knosby Farms Corporation

**Grantees:**

The Charles I. Colby and Ruth Colby  
Investment Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



**WARRANTY DEED**  
(CORPORATE GRANTOR)

For the consideration of Eight Hundred Thousand and 00/100ths  
Dollar(s) and other valuable consideration,  
Knosby Farms Corporation  
a corporation organized and existing under the laws of  
State of Iowa  
does hereby Convey to  
The Charles I. Colby and Ruth Colby Investment Trust

the following described real estate in Madison County, Iowa:  
The South Fractional Half (1/2) of the Northeast Fractional Quarter (1/4) of Section Twelve (12), in  
Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County,  
Iowa.



The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

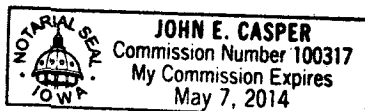
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: February 29, 2012  
By Carol Knosby Hanf Title  
Carol Knosby Hanf, Director  
By Louis Michael Knosby Title  
Louis Michael Knosby, Director

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on February 29, 2012  
by Carol Knosby Hanf  
as Director  
of Knosby Farms Corporation

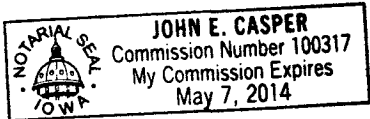
John E. Casper, Notary Public



STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on February 29, 2012,  
by Louis Michael Knosby  
as Director  
of Knosby Farms Corporation

*John E. Casper*, Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_, Notary Public