



Document 2012 3428

Book 2012 Page 3428 Type 03 001 Pages 2
Date 11/13/2012 Time 1:12 PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$682.40
Rev Stamp# 351 DOV# 371
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

213

Prepared By: Mark R. Gray, 213 N. Ankeny Blvd., Suite 100, Ankeny, IA 50023-1749, 964-3633
RETURN TO: Mark R. Gray, 213 N. Ankeny Blvd., Suite 100, Ankeny IA 50023-1749
Send Tax Notices to: Jerry B. Kincade, 1706 - 260th Street, Winterset IA 50273
\$426,880.00

WARRANTY DEED - TRUSTEE

KNOW ALL MEN BY THESE PRESENTS: That **Luke A. Carlson, Trustee** of the Rodney R. Carlson Trust dated June 16, 2006, in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration in hand paid do hereby Convey unto **Jerry D. Kincade** the following described real estate, situated in Madison County, Iowa, to-wit:

The Southwest Quarter (1/4) of Section Twenty-nine (29), except the South 300 feet of the West 290.4 feet of the Southeast Quarter (1/4) of the Southwest Quarter (1/4); and except Parcel "A" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-nine (29), containing 2.402 acres, as shown in Plat of Survey filed in Book 2, Page 398 on June 24, 1993, in the Office of the Recorder of Madison County, Iowa; AND the Northwest Quarter (1/4) of the Northwest Quarter (1/4) except the South 30 acres thereof of Section Thirty-two (32), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;



subject to easements, zoning and restrictions or covenants of record,
and locally known as farm land, Madison County, Iowa.

And said Grantor **Hereby Covenants** with the said grantees, and successors in interest, that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are **Free and Clear of all Liens and Encumbrances** Whatsoever except as may be above stated; and it **Covenants to Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

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

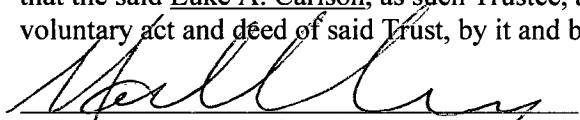
IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed on the 2 day of Nov, 20 12.

RODNEY R. CARLSON TRUST, GRANTOR BY:

Luke A. Carlson, Trustee

STATE OF IOWA)
)SS.
COUNTY OF POLK)

On the 7th day of November, 2012 before me, the undersigned, a Notary Public in and for said State, personally appeared Luke A. Carlson, to me personally known, who, being by me duly sworn, did say that he is the Trustee of the Rodney R. Carlson Trust dated June 16, 2006 and that said instrument was signed on behalf of said Trust by authority granted in the Trust document; and that the said Luke A. Carlson, as such Trustee, acknowledged the execution of said instrument to be the voluntary act and deed of said Trust, by it and by him voluntarily executed.



Notary Public in and for said County and State.

