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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

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)

Kent Kiburz, 2303 W Summit, Winterset, IA 50273

Grantors:

Katherine E. Monaghan

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 \$750,000.00
Dollar(s) and other valuable consideration,
Katherine E. Monaghan
(Trustee) ~~(Co-Trustee)~~ of the Trust created under Declaration of Trust dated October 22, 1998
does hereby convey to
Kent Kiburz

the following described real estate in Madison County, Iowa:
See 1 in Addendum

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 21 day of May, 2013.

the Trust created under Declaration of Trust dated October 22, 1998

By: _____
(title)

Katherine E. Monaghan
Katherine E. Monaghan

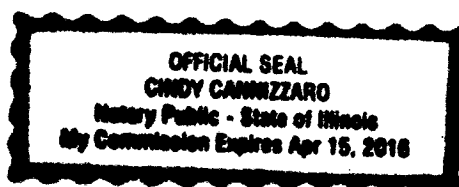
By: _____
(title)

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

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

STATE OF ILLINOIS COUNTY OF COOK

This instrument was acknowledged before me on May 21, 2013, by
Katherine E. Monaghan, Trustee of the Trust created under Declaration of Trust dated October 22, 1998



Cindy Cannizzaro
Cook County, Illinois Notary Public

Addendum

1. The North 37 acres of the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$), and the South Half ($\frac{1}{2}$) of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land described as follows: Commencing at the Northeast corner of said South Half ($\frac{1}{2}$) of the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty-five (35), and running thence South along the East line of said section, 775 feet, thence West 595.06 feet, thence North 775 feet, thence East 595.06 feet to the place of beginning; AND EXCEPT 6.1 acres, more or less, conveyed to State of Iowa for Highway Purposes in Warranty Deed recorded on October 22, 1974, in Deed Record 104, Page 338