



Document 2014 2304

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Recorded: 9/16/2014 at 9:59:12.0 AM

Fee Amount: \$22.00

Revenue Tax: \$1,175.20

LISA SMITH RECORDER

Madison County, Iowa

✓ INDEX
ANNO
SCAN
CHEK

Rev Stamp# 325 DOV# 345

Trustee Warranty Deed

Recorder's Cover Sheet

\$735,000.00

Preparer Information:

Nathan Barber, Belin McCormick, P.C., 666 Walnut Street, Suite 2000, Des Moines, IA 50309,
Phone 515-243-7100

Taxpayer Information:

IPE1031 REV165, LLC, 1922 Ingersoll Avenue, Des Moines, IA 50309

Return Document To:

Preparer (See address above)

Grantor:

Charles I. Colby and Ruth Colby Investment
Trust
6581 University Avenue
Des Moines, IA 50311

Grantee:

IPE1031 REV165, LLC
1922 Ingersoll Avenue
Des Moines, IA 50309

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Not applicable

NOTE: this cover page is prepared in compliance with Iowa Code Section 331.606b (2013). This cover page is provided for information purposes only.

TRUSTEE WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Charles I. Colby and Ruth Colby Investment Trust**, hereby Conveys to **IPE1031 REV165, LLC**, 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.

Subject to easements, covenants and restrictions of record.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor 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 grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Grantor warrants to the grantee 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 trustees to the grantee is effective and rightful; and that the trustees know 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, and as masculine or feminine gender, according to the context.

Signature Page – Warranty Deed

Dated July 8, 2014

CHARLES I. COLBY AND RUTH COLBY
INVESTMENT TRUST (Grantor)

By *Clark A. Colby Jr*
Clark A. Colby Jr
Trustee

By *Michael P. Colby*
Michael P. Colby
Trustee

By *Cary C. Claiborne*
Cary C. Claiborne
Trustee

STATE OF IOWA, COUNTY OF POLK, ss:

On this 8th day of July, 2014 before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Clark A. Colby Jr, Michael P. Colby, Cary C. Claiborne as Trustees of Charles I. Colby and Ruth Colby Investment Trust, to me known to be the identical persons named in and who executed the foregoing instrument as the voluntary act and deed of the persons and of the fiduciaries.

Nicole M. Reynolds
Notary Public in the State of Iowa

