



Document 2016 508

Book 2016 Page 508 Type 03 001 Pages 2  
Date 2/29/2016 Time 12:47:33PM  
Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Preparer Information: Clint Hight, 164 Public Square, Box 32, Greenfield, IA 50849, Phone: (641) 743-6197

Taxpayer Information: 2047 290TH ST., GREENFIELD, IA 50849

Return Address: Clint Hight, 164 Public Square, Box 32, Greenfield, IA 50849

**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Matthew Kuhns, Nathan Kuhns and Samantha Jensen, Co-Trustees of Kuhns Family Irrevocable Trust** do hereby convey to **Matthew Kuhns, Samantha Jensen and Nathan Kuhns, as equal tenants in common, subject to the life estate of Linda E. Sidey**, the following described real estate in Madison County, Iowa:

**The South Half of the Northeast Quarter (S1/2NE1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) and the West Half of the Northeast Quarter of the Northeast Quarter (W1/2NE1/4NE1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa**

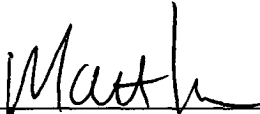
**This deed is exempt according to Iowa Code 428A.2(20).**


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: 2/25/16

  
Matthew Kuhns

Kuhns Family Irrevocable Trust  
  
Samantha Jensen

  
Nathan Kuhns  
As Co-Trustees of the above-entitled trust

**STATE OF IOWA, COUNTY OF ADAIR, ss:**

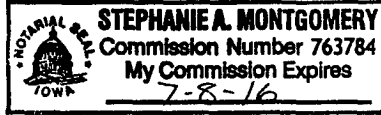
This record was acknowledged before me this 24<sup>th</sup> day of February, 2016, by Matthew Kuhns and Nathan Kuhns.



Kara J. Ladd  
Signature of Notary Public

**STATE OF IOWA, COUNTY OF Warren, ss:**

This record was acknowledged before me this 25 day of February, 2016, by Samantha Jensen.



Stephanie Montgomery  
Signature of Notary Public