



Document 2017 161

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Date 1/13/2017 Time 3:58:40PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,279.20

Rev Stamp# 21

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$800,000

### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

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

<sup>1</sup>/<sub>2</sub> PA HENRICHSEN - 10430 NEW YORK AVE SUITE B URBANDALE IA 50322 515.727.5330  
pa@henrichsenlawoffice.com

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

Michael D. Koch & Cindy L. Koch 276 Prairieview Avenue Van Meter Iowa 50261

<sup>1</sup>/<sub>2</sub> **Return Document To:** (Name and complete address)

Michael D. Koch & Cindy L. Koch 276 Prairieview Avenue Van Meter Iowa 50261

**Grantors:**

GERRI R. BEELER-SCHMITT and  
GREGORY B. BEELER, Trustees of the  
Donna R. Beeler Irrevocable Trust dated  
August 27, 2012

**Grantees:**

Michael D. Koch & Cindy L. Koch

**Legal description** See Page 2


**Document or instrument number of previously recorded documents:**



### TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of one dollar Dollar(s)  
and other valuable consideration, GERRI R. BEELER-SCHMITT and GREGORY B. BEELER, Trustees of the Donna R. Beeler Irrevocable Trust dated August 27, 2012 does hereby convey to Michael D. Koch & Cindy L. Koch, a married couple, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in MADISON County, Iowa:

Parcel "A", being the North Half(1/2) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 81.08 acres, as shown in Plat of Survey filed in Book 2, Page 778 on April 25, 1997, in the Office of the Recorder of Madison County, Iowa

Deed in fulfillment of contract recorded in BOOK 2016 PAGE 4069 

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.

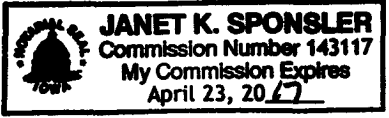
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 30th day of December, 2016.

By: Gerrit R. Beeler Schmitt, Trustee  
GERRI R. BEELER-SCHMITT, Trustees of the Donna R. Beeler Irrevocable Trust dated August 27, 2012  
By: Gregory B. Beeler  
GREGORY B. BEELER, Trustees of the Donna R. Beeler Irrevocable Trust dated August 27, 2012

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 30th day of December, 2016, by GERRI R. BEELER-SCHMITT and GREGORY B. BEELER, Trustees of the Donna R. Beeler Irrevocable Trust dated August 27, 2012.



Janet K. Spensler  
Signature of Notary Public