



Document 2017 361

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Date 1/30/2017 Time 12:41:17PM

Rec Amt \$27.00 Aud Amt \$15.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**TRUSTEE WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:**

James S. Dougherty, PO Box 278, 801 North Ave., Norwalk, Ia 50211, Phone: (515) 981-5401

**Taxpayer Information:**

Steve and Cynthia Florer, 710 SE Willow Creek Dr., West Des Moines, IA 50265

**Return Address**

Steve and Cynthia Florer, 710 SE Willow Creek Dr., West Des Moines, IA 50265

**Grantors:**

Hildreth N. Florer Trust dated February 13, 1992

**Grantees:**

Harvey E. Florer Trust dated February 13, 1992

**Legal Description:** See Page 2

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

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

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Tim Florer and Richard Florer, Co-Trustees of Hildreth N. Florer Trust dated February 13, 1992 do hereby convey to Harvey E. Florer Trust dated February 13, 1992, the following described real estate in Madison County, Iowa:

All that part of the Northeast Quarter ( $\frac{1}{4}$ ) and of the Southeast Quarter ( $\frac{1}{4}$ ) and of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and of the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33), lying and being South and East of the county road extending generally Northeast and Southwest across Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing approximately 420 acres, EXCEPT the following eight tracts:

1. All that part of the West 610 feet of the East 1295 feet of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty-three (33), lying South of the centerline of the present East and West public highway as same now extends through said Southeast Quarter ( $\frac{1}{4}$ );
2. Parcel "A" in the North Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty-three (33), containing 21.149 acres, as shown in Plat of Survey filed in Book 3, Page 15 on June 9, 1997, in the Office of the Recorder of Madison County, Iowa.
3. Parcel "B" in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty-three (33), containing 10.008 acres, as shown in Plat of Survey filed in Book 3, Page 123 on September 10, 1997, in the Office of the Recorder of Madison County, Iowa.
4. Parcel "C" in the East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty-three (33), containing 10.007 acres, as shown in Plat of Survey filed in Book 3, Page 124 on September 10, 1997, in the Office of the Recorder of Madison County, Iowa.
5. Parcel "D" in the North Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Thirty-three (33), containing 5.015 acres, as shown in Plat of Survey filed in Book 3, Page 210 on April 9, 1998, in the Office of the Recorder of Madison County, Iowa.
6. Parcel "A" in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and



in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-three (33), containing 20.392 acres, as shown in Plat of Survey filed in Book 3, Page 414 on March 29, 1999, in the Office of the Recorder of Madison County, Iowa. Said Parcel "A" includes Parcel "K".

7. Parcel "J" in the South Half (1/2) of the Northwest Quarter (1/4) and in the North Half (1/2) of the Southwest Quarter (1/4) of said Section Thirty-three (33), containing 10.015 acres, as shown in Plat of Survey filed in Book 3, Page 182 on February 11, 1998, in the Office of the Recorder of Madison County, Iowa.

8. Parcel "D" in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-three (33), containing 33.453 acres, as shown in Plat of Survey filed in Book 3, Page 126 on September 10, 1997, in the Office of the Recorder of Madison County, Iowa;

AND

The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth P.M., Madison County, Iowa,



AND

All that part of the East Fractional Half (1/2) of the Northwest Quarter (1/4) and of the Northwest Fractional Quarter (1/4) of the Northeast Quarter (1/4) and of the West 52 rods of the North 55.38 rods of the Southwest Quarter (1/4) of the Northeast Quarter (1/4), lying North of North River, ALL in Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Four (4), described as follows: Commencing at the Northwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Four (4), thence 700 feet East to the point of beginning, thence West 700 feet to the Northwest corner of said quarter section, thence South along the West line of said quarter section 550 feet, thence Northeasterly to a point that is 700 feet Northeasterly from last described point and 440 feet Southwesterly from point of beginning, thence Northeasterly 440 feet to the point of beginning.



This is an exempt transaction due to no consideration.

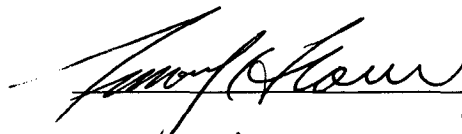
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above 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: 1/26/17

Hildreth N. Florer Trust dated February 13,  
1992

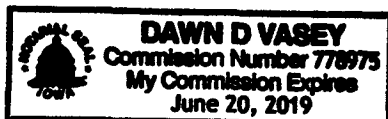
  
\_\_\_\_\_  
Tim Florer

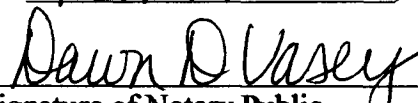
  
\_\_\_\_\_  
Richard Florer

As Co-Trustee of the above-entitled trust

**STATE OF IOWA, COUNTY OF WARREN**

This record was acknowledged before me on 1-27-17, by Tim Florer



  
\_\_\_\_\_  
Signature of Notary Public

STATE OF NEBRASKA, COUNTY OF Nebraska

This record was acknowledged before me on 1-26-2017, by Richard Florer



Callisa Hajek  
Signature of Notary Public