



Document 2017 4034

Book 2017 Page 4034 Type 03 001 Pages 6

Date 12/22/2017 Time 1:54:50PM

Rec Amt \$32.00 Aud Amt \$10.00

INDX

Rev Transfer Tax \$639.20

ANNO

Rev Stamp# 547 DOV# 562

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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

*\$400,000*

**Preparer Information:**

Matthew J. Hemphill, 218 S. 9th Street, Adel, IA 50003, Phone: (515) 993-1000

*1/12*

**Taxpayer Information:**

Betty Rinard Revocable Trust, c/o Troy Rinard, 24038 WCR 58, Greeley, CO 80631

*E*

**Return Address**

Troy Rinard, 24038 WCR 58, Greeley, CO 80631

**Grantors:**

Troy Rinard, as Co-Trustee and Holly Underwood, as Co-Trustee

**Grantees:**

Troy Rinard and Tavan Lee Rinard

**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(s) and other valuable consideration, Troy Rinard and Holly Underwood, Co-Trustees of the Amended Betty L. Rinard Trust Agreement Dated April 27, 1998, do hereby convey to Troy Rinard and Tavan Lee Rinard, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:


See attached Exhibit A.

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: 12/11/2017.

  
\_\_\_\_\_  
Troy Rinard  
As Co-Trustee of the above-entitled trust

A handwritten signature in black ink, appearing to read "Holly Underwood", written over a horizontal line.

Holly Underwood


As Co-Trustee of the above-entitled trust

**ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEES**

STATE OF COLORADO, COUNTY OF Weld, ss:

This record was acknowledged before me on December 11, 2017, by Troy Rinard, as Co-Trustee of the Amended Betty L. Rinard Trust Agreement Dated April 27, 1998.

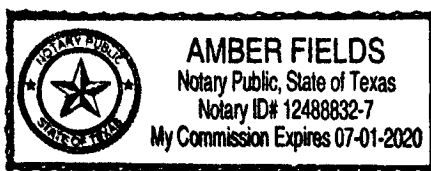
TARA SANDERS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19914000395  
MY COMMISSION EXPIRES SEPTEMBER 23, 2018

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

STATE OF TEXAS, COUNTY OF Lubbock, ss:

This record was acknowledged before me on December 13, 2017, by Holly Underwood, as Co-Trustee of the Amended Betty L. Rinard Trust Agreement Dated April 27, 1998.

Amber Fields  
Signature of Notary Public



**EXHIBIT A**

An undivided one-fourth (1/4) interest in:

The West 26½ acres of Government Lot Three (3), **AND** the West 26½ acres of Government Lot Four (4) of Section Eighteen (18), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa;

**AND**



The East Half (½) of Section Thirteen (13), in Township Seventy-seven (77), North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** the following-described tracts:

1. A tract of land commencing 1614.25 feet North of the Southwest corner of the Northeast Quarter (¼) of said Section Thirteen (13) and running thence East 171 feet, thence South 254.73 feet, thence West 171 feet, thence North 254.73 feet to the point of beginning.
2. A parcel of land in the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Thirteen (13), more particularly described as follows: Commencing at a point 506.76 feet North of the Southwest corner of said Southwest Quarter (¼) of the Northeast Quarter (¼); thence South 88°00'00" East 1073.92 feet; thence North 02°00'00" West 304.48 feet; thence West 649.68 feet; thence South 02°00'00" West 220 feet; thence North 88°00'00" West 405.53 feet to the West line of said Northeast Quarter (¼); thence South 61.13 feet to the point of beginning; containing 5 acres, more or less.
3. Parcel "A" located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Thirteen (13), containing 9.287 acres, as shown in Plat of Survey filed in Book 2002, Page 1915 on April 22, 2002, in the Office of the Recorder of Madison County, Iowa.