

BK: 2019 PG: 1344
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Pages 4
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Todd A. Elverson, 700 Second Avenue, Des Moines, IA 50309
Phone: (515) 243-1914

Taxpayer Information: (Name and complete address)

Steve Agan, 2851 Millstream Avenue, Peru, IA 50222
John Agan, 275 Hughey Lane, Balesville, AR 72501
Charla Schapfel, W. 13275 Green Acres Road, Hixton, WI 54635

Return Document To: (Name and complete address)

Todd A. Elverson, 700 Second Avenue, Des Moines, IA 50309

Grantors:

John Agan, Trustee of the
Raymond John Agan
Living Trust

Grantees:

Charla Schapfel (undivided 1/3 interest)
John Agan (undivided 1/3 interest)
Steve Agan (undivided 1/3 interest)

Legal description: See Attached Statement

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, John Agan, Trustee of the Raymond John Agan Living Trust dated
February 12, 2003 as amended (Trustee) (~~Co-Trustees~~)
of the Raymond John Agan Living Trust
does hereby convey to Charla Schapfel, Steve Agan, and John Agan, to each an undivided one third
interest in the real property described in the following described
real estate in Madison County, Iowa:

See Attached Exhibit A.

428A.2(20). Consideration of a deed transferring assets to the heirs at law are devisees under a will.

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 4-8-2019

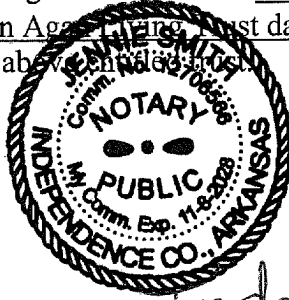
John Agan
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

Acknowledgment for Individual Trustee

STATE OF ARKANSAS, COUNTY OF INDEPENDENCE

This record was acknowledged before me on _____, by John Agan,
Trustee under the Raymond John Agan Trust dated February 12, 2003
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Jennie Smith
Signature of Notary Public

STATE OF Ark, COUNTY OF Independence

This record was acknowledged before me on April 8 2009, by Raymond
John Agan
As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Jennie Smith
Signature of Notary Public

Acknowledgment for Corporate Trustee

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____
As (Trustee) (Co-Trustee) of the above entitled trust.

Signature of Notary Public

EXHIBIT A

The Fractional Northeast Quarter ($\frac{1}{4}$), AND the East Twenty-two (22) acres of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), AND the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), AND the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), AND the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$), ALL in Section Six (6), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts of land, to-wit:

1. A tract of land located in the Northeast Fractional Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Six (6) and conveyed to the State of Iowa for Road Purposes as shown in Warranty Deed filed in Book 89, Page 348 on April 21, 1959, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "A" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), of said Section Six (6), containing 3.037 acres, as shown in Plat of Survey filed in Book 2, Page 699 on June 13, 1996, in the Office of the Recorder of Madison County, Iowa;
3. That part of Parcel "B" located in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Six (6) as shown in Plat of Survey filed in Book 3, Page 545 on February 14, 2000, in the Office of the Recorder of Madison County, Iowa;
4. A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Six (6), containing 2.336 acres, as shown in Plat of Survey filed in Book 2, Page 106 on April 19, 1988, in the Office of the Recorder of Madison County, Iowa;

AND a tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Six (6), containing 2.961 acres and more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Six (6), thence along the North line of said Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), South $89^{\circ}35'49''$ East 391.72 feet; thence South $00^{\circ}15'52''$ West 329.90 feet; thence North $89^{\circ}35'49''$ West 390.20 feet to the West line of said Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); thence along said West line North $00^{\circ}00'00''$ 329.91 feet to the Point of Beginning;

AND

The Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 577 on May 12, 2000, in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "D" located in the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 81.943 acres, as shown in Plat of Survey filed in Book 2010, Page 1898 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa:
