THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Daryl E. Roberts ISBA # 04744

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

DELAWARE COUNTY, IOWA
FILED
2003 DEC 30 PM 2:21
BOOK 3008 PAGE 5933
DEBORAH L. PAYTON
RECORDER

RECORDER FEE $ 16.00
AUDITOR FEE $ 5.00

REAL ESTATE TRANSFER
TAX PAID 52
STAMP
$ 127.22
Deborah L. Payton
RECORDER
12-30-03
DATE
28
COUNTY

Taxation 31
of December A.D. 2003
Sharon McCrabb, Auditor
By Judy Zeke, Deputy
89-196

1776 Buchanan Delaware Road

Preparer Information Daryl E. Roberts, 110 Third Avenue SW, Box 796, Independence, IA 50644, (319) 334-6046
Individual's Name | Street Address | City | Phone

Address Tax Statement : Mr. and Mrs. Todd A. Summers, 1776 Buchanan Delaware Road, Masonville, IA 50654

SPACE ABOVE THIS LINE FOR RECORDER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Eddie E. Horton and Jimmie L. Horton (~~Trustee~~) (Co-Trustees) of Horton Family Living Trust

does hereby convey to Angela Kay Summers and Todd Alvin Summers, wife and husband,

the following described real estate in Delaware County, Iowa:

Parcel A being part of the Southwest ¼ of the Southwest ¼ and part of the Northwest ¼ of the Southwest ¼ of Section 7, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, as recorded in survey of plat in Book 1999, Page 2570, in the office of the Delaware County, Iowa Recorder.

This deed is given in full performance of a Real Estate Contract between the parties on the above described property dated August 3, 1999 and filed for record August 31, 1999 in Book 1999, Page 3038, in the office of the Delaware County, Iowa Recorder.

See attached Exhibit A which is made a part of this Trustee Warranty Deed.

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 19th day of December, 2003.

By: _____ (title)

By: _____ (title)

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

Eddie E. Horton
Eddie E. Horton

Jimmie L. Horton
Jimmie L. Horton
As (~~Trustee~~) (Co-Trustee) of the above-entitled trust

STATE OF Texas, COUNTY OF Dallas

This instrument was acknowledged before me on 12-19-03, _____, by Eddie E. Horton and Jimmie L. Horton as [Trustee] [~~Co-Trustee~~] of the above-entitled trust.

KAYE RICHARDSON
MY COMMISSION EXPIRES
September 6, 2005

Kaye Richardson, Notary Public in and for said State

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

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Exhibit A

Grantors own one grain bin, cooling fan and grain bin dryer on the property subject to this deed. Grantors reserve an access easement over the driveway to have ingress and egress to said grain bin. This easement shall be a covenant running with the land and shall be binding on all successors-in-interest of said Parcel A, the property subject to this Trustee Warranty Deed.