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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Entered for taxation 30th day
of October AD 2013
Carla V. Becker Auditor
By V. Hilbrand Deputy

Prepared by: Kyle W. Wilcox, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR
Address Tax Statement: Mark and Ellen Francois: 1364 120th Ave., Dundee, IA 52038

COURT OFFICER DEED

In the matter of the Estate of **GERALDINE E. WENDLING, DECEASED**
now pending in the Iowa District Court
in and for Delaware County. Probate No. ESPRO04895

Pursuant to the authority and power vested in the undersigned, and in consideration of one dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby conveys to **GNB BANK FORMERLY KNOWN AS FIRST STATE BANK, AS TRUSTEE OF THE WENDLING FAMILY TRUST CREATED UNDER ARTICLE IX OF THE LAST WILL AND TESTAMENT OF GERALDINE E. WENDLING**, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 4),

subject to easements, covenants, conditions and restrictions of record.

Grantors hereby assign to Grantee all of their right, title and interest as Vendors pursuant to the Real Estate Contract filed for record on December 27, 2007 in Book 2007 at Page 4117 of the records of the Delaware County, Iowa, Recorder.

This deed represents a transfer of a distribution of assets to a devisee under a will and is therefore exempt from transfer tax pursuant to Iowa Code Section 428A.2(20), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: 10/17, 2013

John F. Wendling

JOHN F. WENDLING, CO-EXECUTOR OF THE ESTATE OF GERALDINE E. WENDLING, DECEASED.

STATE OF IOWA, COUNTY OF Buchanan, ss:

This instrument was acknowledged before me on the 17 day of Oct, 2013, by **JOHN F. WENDLING, AS CO-EXECUTOR OF THE ESTATE OF GERALDINE E. WENDLING, DECEASED.**

MARSHA M DONALDSON
COMMISSION NO. 159149
MY COMMISSION EXPIRES
1-17-2015

Marsha M Donaldson

Notary Public in and for said State
My Commission Expires: 1-17-2015

Dated: Oct. 16, 2013

GNB BANK FORMERLY KNOWN AS FIRST STATE BANK, CO-EXECUTOR OF THE ESTATE OF GERALDINE E. WENDLING, DECEASED

By: Jason Kirkpatrick, MTO
Jason Kirkpatrick, Managing Trust Officer

By: Kevin J. Swalley CEO
Kevin J. Swalley, Chief Executive Officer

STATE OF IOWA, COUNTY OF GRUNDY, ss:

This instrument was acknowledged before me on the 16th day of Oct, 2013, by Jason Kirkpatrick as Managing Trust Officer of **GNB BANK FORMERLY KNOWN AS FIRST STATE BANK, THE CO-EXECUTOR OF THE ESTATE OF GERALDINE E. WENDLING, DECEASED.**

Jana Bystricky
Notary Public in and for said State
My Commission Expires: 9-30-15

JANA BYSTRICKY
Commission Number 192745
My Commission Expires
9-30-15

STATE OF IOWA, COUNTY OF GRUNDY, ss:

This instrument was acknowledged before me on the 16th day of Oct, 2013, by Kevin J. Swalley as Chief Executive Officer of **GNB BANK FORMERLY KNOWN AS FIRST STATE BANK, THE CO-EXECUTOR OF THE ESTATE OF GERALDINE E. WENDLING, DECEASED.**

Jana Bystricky
Notary Public in and for said State
My Commission Expires: 9-30-15

JANA BYSTRICKY
Commission Number 192745
My Commission Expires
9-30-15

EXHIBIT "A"
LEGAL DESCRIPTION

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-eight (28), and the East one-half (E ½) of the Northwest Quarter (NW ¼) of Section Thirty-three (33), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., Delaware County, Iowa; also commencing fifty-three and one-third (53 1/3) rods North of the Southeast corner of said Section Twenty-eight (28), and running thence North on the Section line twenty six and three fourths (26 ¾) rods, thence West one hundred sixty (160) rods, thence South twenty-six and three-fourths (26 ¾) rods, thence East one hundred sixty (160) rods to the place of beginning, except the cemetery

And

All that part lying West of the highway of the South one-third (S 1/3) of the Southeast Quarter (SE ¼) of Section Twenty-eight (28), Township Ninety (90), North, Range Six (6), West of the Fifth Principal Meridian, Delaware County, Iowa.