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of December AD 2013
Carla K. Becker, Auditor
By P. Hildebrand, Deputy

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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 RECORDER

Address Tax Statement: John F. Wendling: 1538 150th Street, Dundee, IA 52038

TRUSTEE WARRANTY DEED

For the consideration of one dollar and other valuable consideration, BANKIOWA, AS SUCCESSOR TRUSTEE OF THE WENDLING FAMILY TRUST CREATED UNDER ARTICLE IX OF THE LAST WILL AND TESTAMENT OF GERALDINE E. WENDLING, does hereby convey to JOHN F. WENDLING, the following described real estate in Delaware County, Iowa:

That part of the Southeast (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-five (35), Township Ninety (90) North, Range Six (6), West of the Fifth Principal Meridian, Delaware County, Iowa, described as commencing at the Northwest corner thereof, and running thence East eighty (80) rods, thence South eighty (80) rods, thence Northwesterly to the place of beginning, excepting therefrom, Parcel D (Parcel "D" in the SE ¼ of the NE ¼ of Section 35-90-6, according to plat recorded in Book 2001, Page 2743),

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

This deed is given and accepted in full satisfaction of a real estate contract filed for record on January 17, 2008 in Book 2008 at Page 194 of the records of the Delaware County, Iowa, Recorder, and is exempt from the requirements of a declaration of value and a groundwater hazard statement pursuant to Iowa Code Section 428A.4.

The grantor hereby covenants with grantee, 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 grantee 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 grantee 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: December 16, 2013

BANKIOWA, AS SUCCESSOR TRUSTEE OF THE WENDLING FAMILY TRUST CREATED UNDER ARTICLE IX OF THE LAST WILL AND TESTAMENT OF GERALDINE E. WENDLING

By: _____
Wesley Hilleshiem, Trust Officer

STATE OF IOWA, COUNTY OF LINN, ss:

This instrument was acknowledged before me on the 16th day of December 2013, by Wesley Hilleshiem, Trust Officer of BANKIOWA, SUCCESSOR TRUSTEE OF THE WENDLING FAMILY TRUST CREATED UNDER ARTICLE IX OF THE LAST WILL AND TESTAMENT OF GERALDINE E. WENDLING.

_____
Notary Public in and for said State
My Commission Expires: 5-24-14

TARA R. EDMUND
COMMISSION NO. 768153
MY COMMISSION EXPIRES
5-24-14