Book 2015 Page 423
Document 2015 423 Type 03 001 Pages 4
Date 2/20/2015 Time 10:54:22AM
Rec Amt $22.00 Aud Amt $25.00

Entered for taxation 23rd day
of February AD 2015
Carla K. Bachar Auditor
By R. Hilbrand Deputy

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: Pete M. Wessels, WESSELS LAW OFFICE P.C., 423 17th STREET, SUITE 102, ROCK ISLAND IL 61201; (309) 794-9400

Mail tax bill to: Trustee Karla Flannagan, 215 Willowwood Dr., Hiawatha IA 52233

TRUSTEE'S DEED

THIS INDENTURE made as of the 19th day of December, 2014, between KARLA A. FLANNAGAN and RONALD G. WEBER, as CO-TRUSTEES OF THE AGNES G. WEBER AGREEMENT DATED MARCH 6, 2002, Party of the First Part, and KARLA A. FLANNAGAN AND RONALD G. WEBER, as CO-TRUSTEES OF THE AGNES G. WEBER TRUST "A", as to a twenty-two and four-tenths percent (22.4%) Interest therein, and KARLA A. FLANNAGAN AND RONALD G. WEBER, as CO-TRUSTEES OF THE AGNES G. WEBER TRUST "B" as to a Seventy Seven and six-tenths percent (77.6%) interest therein, collectively Party of the Second Part.

W I T N E S S E T H :

That said Party of the First Part, in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration in hand paid, do hereby grant, sell, and convey unto said Party of the Second Part, all right, title and interest in the following described real estate situated in the County of Delaware and State of Iowa, specifically as to Agnes Weber Trust "A" receiving a twenty-two and four tenths (22.4%) percent interest and specifically as to the Agnes Weber Trust "B" receiving a seventy-seven and six tenths (77.6%) percent interest, to-wit:

See Exhibit "A" which is attached hereto and
made a part hereof by this reference

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of Trust Agreement above mentioned. Parties of the First Part do hereby warrant to the Parties of the Second Part:

(a) that the Trust Agreement pursuant to which this transfer is made is duly executed and in existence.

(b) that, to the knowledge of the Trustee, the person creating the Trust Agreement was under no disability or infirmity at the time the Trust Agreement was created.

(c) that the transfer by the Party of the First Part to the Party of the Second Part is effective and rightful.

(d) that the Party of the First Part know of no facts or legal claims which might impair the validity of the Trust or the validity of the transfer.

IN WITNESS WHEREOF, said Parties of the First Part have caused their names to be signed to these presents all as of the day and year first above written.

Karla A. Flannagan
KARLA A. FLANNAGAN, Co-Trustee

Ronald G. Weber
RONALD G. WEBER, Co-Trustee

STATE OF IOWA)
) SS
COUNTY OF Delaware)

The undersigned, a Notary Public in and for said County and State aforementioned, does hereby certify that Karla A. Flannagan as Co-Trustee under the provisions of a Deed or Deeds in Trust, duly recorded pursuant to the Agnes G. Weber Trust dated March 2, 2006, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Co-Trustee, she signed and delivered the said instrument as her free and voluntary act and deed of the person and of the Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19 day of December, 2014.

BRIAN D. GOGEL
Commission Number 722529
My Commission Expires
5-20-15

Brian D Gogel
Notary Public

CONSIDERATION LESS THAN $500.00. TRANSFER TAX STAMPS EXEMPT.

STATE OF IOWA)
) SS
COUNTY OF JONES)

The undersigned, a Notary Public in and for said County and State aforementioned, does hereby certify that Ronald G. Weber as Co-Trustee under the provisions of a Deed or Deeds in Trust, duly recorded pursuant to the Agnes G. Weber Trust dated March 2, 2006, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Co-Trustee, he signed and delivered the said instrument as his free and voluntary act and deed of the person and of the Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of December, 2014.

NOTARIAL SEAL IOWA
NICOLE L CAMP
Commission Number 757861
My Commission Expires
4-15-15

Nicole L Camp

CONSIDERATION LESS THAN $500.00. TRANSFER TAX STAMPS EXEMPT.

EXHIBIT "A"

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO:

East One Half (E½) of the Southwest Quarter (SW¼); the West One Half Southeast Quarter (W½ SE¼); the West Quarter (W½) of the Northeast Quarter (NE¼) all in Section Twenty One (21), Township Eighty Seven (87), Range Three (3), West of the Fifth (5th) P.M., EXCEPT Commencing at a point in the center of the highway One Thousand sixty-seven (1,067) feet west of northeast corner of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of said Section Twenty One (21) as place of beginning; thence South 182 feet; thence West 255 feet; thence North 182 feet to the center of the highway; and thence East along the center of the highway 255 feet to place of beginning.

The Northwest one-quarter (NW¼); and the East one-half of the Southwest One-quarter (E½ SW¼) of Section 28, Township 87, North, Range 3, West of the 5th P.M., containing 240 acres more or less; SUBJECT to the rights of the public in all highways and FURTHER SUBJECT to all easements of record.

The West one-half (W½) of the Northwest Quarter (NW¼) of Section 29, and the East one-half (E½) of the Northeast Quarter (NE¼) of Section 30, subject to the railway right-of-way through said premises, all in Township 87, North, Range 3, West of the 5th P.M., containing 158 acres, more or less, and subject to all easements of record.

All that part of the South one-half (S½) of Section Twenty-two (22), Township Eighty-seven (87) North, Range Three (3), West of the Fifth P.M. lying East of the railroad right-of-way.

All of that part of the Abandoned Chicago, Milwaukee, St. Paul & Pacific Railroad Co. right of way laying in the Northwest Quarter Northwest Quarter (NW 1/4 NW 1/4) of Section 29, Township 87 North, Range 3 West of the 5th P.M.

ALL RIGHT TITLE AND INTEREST IN AND TO:

The North one-half (N½) of NE¼ of Section 28; East one-half (E½) of SE¼ of Section 21; East one-half (E½) of West one-half (W½) of NE¼ of Section 21, All in Township 87, North, Range 3, West of the 5th P.M., containing 193 acres, more or less.