Recorded: 6/5/2015 at 2:33:55.0 PM
Fee Amount: $22.00
Revenue Tax: $0.00
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 1410

Entered for taxation 8th day
of June A.D. 2015
Carol Becker, Auditor
By D. Hilsabeck, Deputy

TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 108
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Antonio Colacino, Nyemaster Goode P.C., 700 Walnut Street, Suite 1600, Des Moines, Iowa 50309 (515) 283-8171

Taxpayer Information: (name and complete address)
PCW Farmland, LLC, c/o Robert E. Frizell, Senior Vice President, U.S. Trust, Bank of America, N.A., Investment Manager, 317 Sixth Avenue, Suite 200, Des Moines, Iowa 50309

Return Document To: (name and complete address)
Antonio Colacino, Nyemaster Goode P.C., 700 Walnut Street, Suite 1600, Des Moines, Iowa 50309

Grantor:
D. Ben Benoit, Trustee of The Tall Timber Trust

Grantee:
PCW Farmland, LLC, an Iowa limited liability company

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For no consideration, D. Ben Benoit, Trustee of The Tall Timber Trust, does hereby convey to PCW Farmland, LLC, an Iowa limited liability company, the following described real estate:

RE: The South one-half (S1/2) of the Southeast Quarter (SE1/4) of Section Nineteen (19) except the railroad right-of-way, and the North one-half (N1/2) of the Northeast Quarter (NE1/4) of Section Thirty (30), all in Township Ninety (90) North, Range Six (6), West of the Fifth P.M., Delaware County, Iowa,

AND

Parcel 2015-36 Part of the North Half (N1/2) of the Southeast Quarter (SE1/4), Section Nineteen (19), Township Ninety North (T90N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2015, Page 925.

Subject to easements, covenants and restrictions of record, if any.

Exempt pursuant to Section 428A.2(21), Code of Iowa.

The grantor does hereby covenant with grantee, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 this 3rd day of June, 2015.

D. Ben Benoit, Trustee of The Tall Timber Trust

STATE of Connecticut,)
COUNTY OF New London) ss: Stonington

This instrument was acknowledged before me on June 3, 2015, by D. Ben Benoit, as Trustee of The Tall Timber Trust.

Amy D. German
Notary Public-Connecticut
My Commission Expires
September 30, 2018

Amy D. German, Notary Public