Recorded: 1/11/2018 at 10:16:26.0 AM
Fee Amount: $17.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2018 PG: 104

Entered for taxation 11th day
of January A D 2018
Carla K. Becker, Auditor
By D. Hildebrand Deputy

TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Antonio Colacino, Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, Iowa 50309
(515) 246-5897

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
7545 Ashworth Road, Suite 150
West Des Moines, Iowa 50266

Return Document To: (name and complete address)
Antonio Colacino, Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
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 situated in Delaware County, Iowa, to wit:

> The Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) except the East four hundred (400.0) feet of the South eight hundred forty five (845.0) feet thereof, and the East one half (E ½) of the Northeast Quarter (NE ¼) of Section Twenty One (21), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M.
>
> 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 acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 10th day of January, 2018.

D. Ben Benoit, Trustee of The Tall Timber Trust

STATE OF Connecticut, COUNTY OF New London

This instrument was acknowledged before me on January 10, 2018, by D. Ben Benoit, as Trustee of The Tall Timber Trust.

Amy D. German

_____, Notary Public
My commission expires: 9/30/18

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