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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:
Michael J. Moreland, 129 W. 4th Street, PO Box 250, Ottumwa, IA 52501, Phone: (641) 682-8326

Taxpayer Information:
Keith's Rolling Hills, LLC % William M. Keith, Jr. #14 Raynan Drive, Ottumwa, IA 52501

ENV **Return Address**
Michael J. Moreland, 129 W. Fourth Street, PO Box 250, Ottumwa, IA 52501

Grantors:

Lloyd E. Keith, Kathryn L. Gray, Leslie A. Keith, William M. Keith, Jr. and Sylvia J. Kreamalmyer, Co-Trustees of LaRue J. Keith Trust

Grantees:
Keith's Rolling Hills, LLC, an Iowa Limited Liability Corporation,

Legal Description: See Page 2 and Addendum A

Document or instrument number of previously recorded documents: Plat 2008-2601

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Kathryn L. Gray, Leslie A. Keith, Lloyd E. Keith, Sylvia J. Kreamalmyer and William M. Keith, Jr., Co-Trustees of LaRue J. Keith Trust do hereby convey: An undivided one-half (1/2) interest to Keith's Rolling Hills, LLC, an Iowa Limited Liability Corporation, the following described real estate in Delaware County, Iowa:

(6)

A one-half (1/2) interest in: Lots Four (4), Six (~~12~~) and Twelve (12) of Keith's Second Subdivision, a subdivision of part of the SW 1/4 of the SE 1/4 and part of the SW 1/4 of Section 30, T88N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601.

AND Approximately 68.68 acres located in Delaware County, Iowa, described on Addendum "A" attached hereto.

This transfer is exempt: Exemption Iowa Code 428A.2(20) – transfer by fiduciaries in the course of administration of a decedent's trust.

The grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors have 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 grantors further warrant 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 grantees 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: February 19, 2018.

Kathryn L. Gray

Kathryn L. Gray, Co-Trustee

Leslie A. Keith, Co-Trustee

Lloyd E. Keith, Co-Trustee

William M. Keith, Jr., Co-Trustee

Sylvia J. Kreamalmyer, Co-Trustee

ACKNOWLEDGMENT FOR INDIVIDUAL TRUSTEE

STATE OF IOWA, COUNTY OF WAPELLO, ss:

This record was acknowledged before me on February 19, 2018, by Kathryn L. Gray, Leslie A. Keith, Lloyd E. Keith and William M. Keith, Jr., as Co-Trustees of the above-entitled trust.

JOYCE GROOMS RENFREW
COMMISSION # 100317
MY COMMISSION EXPIRES
09-23-2018

Signature of Notary Public

STATE OF IOWA, COUNTY OF Wapello, ss:

This record was acknowledged before me on February 2, 2018, by Sylvia J. Kreamalmyer as Co-Trustee of the above-entitled trust.

NOTARIAL SEAL IOWA
DIANE L YULE
Commission Number 804073
My Commission Expires
April 26, 2020

Signature of Notary Public

Addendum "A" – legal description for approximately 68.68 acres in Delaware County, Iowa

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE 1/4) except the East one thousand nine and one-half (1009.5) feet thereof; the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼); the East one-half (E ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); the West one-half (W ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); the South one-half (S ½) of the East ten (10) acres of the West fractional one-half (W FR ½) of the Southwest Quarter (SW ¼); the North one half (N ½) of the East ten (10) acres of the West fractional one half (W FR ½) of the Southwest Quarter (SW ¼); and the West fourteen (14) acres of the East twenty-four (24) acres of the West Half (W ½) of the Southwest Quarter (SW ¼); all being in Section Thirty (30), Township Eighty-eight north (T 88 N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, subject to road easements of record and not of record; and except any portion thereof lying within Keith's Second Subdivision, a Subdivision of part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601; also except any portion thereof lying within Keith's Hartwick Hill Estates, a subdivision of part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-eight north (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa according to plat recorded in Book 2006, Page 2711.

AND

All that irregular shaped tract of land located in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, lying West of and adjacent to grantee's land, lying Easterly of and adjacent to the public highway for part of its distance commencing at the Northerly end thereof, and lying North and West of the existing fence on grantor's land that extends from the public highway on the Westerly end thereof, thence East to a corner, thence South to the South line of said Section Thirty (30). Said irregular shaped tract of land being more particularly described as follows, to-wit: Commencing at the point where the West line of the East twenty-four (24) acres of the West one-half (W ½) of the Southwest Quarter (SW ¼) of said Section Thirty (30) intersects the South line of said Section Thirty (30); thence in a Northerly direction along the West line of the East twenty-four (24) acres of the West one-half (W ½) of the Southwest Quarter (SW ¼) of said Section Thirty (30) to the point where said line intersects the Easterly line of the public highway; thence in a Southwesterly direction along the Easterly line of said public highway to a point formed by the intersection of the Easterly line of said public highway with a line formed by the Westerly extension of the East-West fence that presently exists on Grantor's land, being the Northerly most East-West fence of Grantor's land East of the public highway; thence from the point of intersection of said fence line extended with the Easterly line of the public highway in an Easterly direction to the corner of said fence where the same forms an approximate right angle with the North-South fence on Grantor's land; thence from said point south along an existing North-South fence to the South line of said Section; thence in an Easterly direction along the South line of said Section to the point of beginning; except Parcel Y, part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2007, page 3728 and except any portion thereof lying within Keith's Second Subdivision, a Subdivision of a part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and part of the Southwest Quarter (SW ¼) , Section Thirty (30), Township Eighty-eight north (T88N), Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 2601.