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Date 1/07/2008 Time 3:25 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$278.40

Rev Stamp# 9 DOV# 9

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK



174,400.00

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Bruce I. Campbell, 666 Walnut St., Suite 2500, Des Moines, IA 50309, Phone: (515)
288-2500

Taxpayer Information: (Name and complete address)

TALK Farms, Inc., 2389 - 330th St., Casey, IA 50048

SATC **Return Document To:** (Name and complete address)

Bruce I. Campbell, 666 Walnut St., Suite 2500, Des Moines, IA 50309

Grantors:

Carolyn Jean Bonenberger, Trustee

Grantees:

TALK Farms, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Carolyn Jean Bonenberger
(Trustee) (~~Co-Trustees~~) of Louise M. Peers Residuary Trust

does hereby convey to
TALK Farms, Inc., an Iowa corporation

the following described real estate in Madison County, Iowa:

The North 40 acres of the Southwest Fractional Quarter of Section 30, Township 77 North, Range 29 West of the 5th P.M., Madison Co., Iowa

The grantor hereby covenants with grantees, 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 grantees 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 this 10 day of December, 2007.

By: _____ (title)

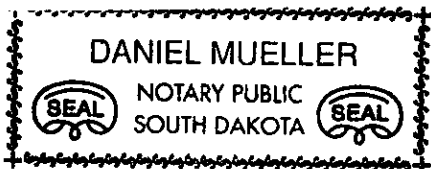
Carolyn Jean Bonenberger

By: _____ (title)

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

STATE OF SOUTH DAKOTA, COUNTY OF Minnehaha
This instrument was acknowledged before me on December 10, 2007,
by Carolyn Jean Bonenberger
as Trustee
of the Louise M. Peers Residuary Trust



Daniel Mueller, Notary Public

Daniel Mueller
My Commission Expires
06/07/2010