

Document 2008 1899

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Rev Transfer Tax \$428.00
Rev Stamp# 187 DOV# 187

INDX ✓
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON IOWA

SPACE ABOVE THIS LINE FOR RECORDER

Returned to: Hefner + Bergkamp 218 59th St Adel IA 50003

Preparer Information: James E. McCarthy, 5400 University Ave, West Des Moines IA 50266 Phone # 515-226-6123
Send Tax Statement and Return to: Jerry D. Burger, 29335 Ashworth Road, Adel IA 50003

*268,000.⁰⁰

TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1) and other valuable consideration, WELLS FARGO BANK, as corporate Trustee and JERRY D. BURGER as Individual Trustee of the GENEVA J. BURGER REVOCABLE TRUST dated July 10, 1995, as Restated, do hereby convey to JERRY D. BURGER, a married person, all right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

SEE ATTACHED EXHIBIT A - Legal Description of Earlham Farm in Madison County, Iowa attached hereto and by this reference made a part hereof.

The Grantors of this Deed, WELLS FARGO BANK, as corporate Trustee and JERRY D. BURGER as Individual Trustee, as co-TRUSTEES, do hereby covenant with Grantee, JERRY D. BURGER, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under the Grantors, except as may be above stated. This Deed is given in satisfaction of the terms of the Geneva J. Burger Revocable Trust and the terms of the Written Offer to Sell Real Estate dated March 31, 2008 and the Acceptance of Offer to Exercise Option dated April 11, 2008 between Grantor and Grantee.

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 the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the Grantee is effective and rightful; and that the Trustees know 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 acknowledgment hereof shall be construed as in the singular or plural number, according to the context.

Dated this 23rd day of May, 2008.

The Geneva J. Burger ^{Revocable} Trust Dated July 10, 1995, as Restated

Maureen A. Shanaberger

Maureen A. Shanaberger, Trust officer of Wells Fargo Bank, as co-Trustee of the above-entitled Trust,

Jerry D. Burger

Jerry D. Burger, as co-Trustee of the above-entitled Trust

STATE OF IOWA, COUNTY OF MADISON ss: This instrument was acknowledged before me by Maureen A. Shanaberger, Trust officer of Wells Fargo Bank and Jerry D. Burger, as co-Trustees of the above-entitled Trust on the 23 day of May, 2008.

James E. McCarthy
Notary Public, State of Iowa



JAMES E. MCCARTHY
COMMISSION NO. 163803
MY COMMISSION EXPIRES
MAY 29, 2009

Earlham Farm

Exhibit A – Legal Description of Madison County, Iowa Farm Ground

an undivided one-half (1/2) interest in and to:

The South Fractional Half of the Northwest Quarter (S fr. 1/2 of NW 1/4); and the Northeast Quarter of Southwest Quarter (NE 1/4 of SW 1/4); and the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) all in Section 6, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4), and in the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) and in the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of said Section 6, containing 8.787 acres; as shown in Plat of Survey filed in Book 2, page 492 on August 2, 1994 in the Office of the Recorder of Madison County, Iowa.