

Document 2008 2455

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Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$199.20

Rev Stamp# 248 DOV# 249

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

\$125,000.00

Taxpayer Information: (Name and complete address)

Verl W. Dillinger and Mary A. Dillinger, 2712 280th St., Peru, IA 50222

Return Document To: (Name and complete address)

Verl W. Dillinger and Mary A. Dillinger, 2712 280th St., Peru, IA 50222

Grantors:

Verl W. Dillinger and Inez Dillinger Family Trust

Grantees:

Verl W. Dillinger
Mary A. Dillinger

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$125,000.00
Dollar(s) and other valuable consideration,
Larry Dillinger
(Trustee) (~~Co-Trustees~~) of Verl W. Dillinger and Inez Dillinger Family Trust under Trust Agreement
dated July 7, 2005
does hereby convey to
Verl W. Dillinger and Mary A. Dillinger as Joint Tenants with Full Rights of Survivorship and Not
as Tenants in Common

the following described real estate in Madison County, Iowa:
See Attached Description

Verl W. Dillinger, one of the grantees, is the grandson of Verl W. Dillinger one of the Settlor(s) of the
Verl W. Dillinger and Inez Dillinger Family Trust.

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 5 day of June, 2005

By: _____ (title)

By: _____ (title)

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

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

STATE OF Iowa, COUNTY OF Madison

This instrument was acknowledged before me on June 5, 2005

by Larry Dillinger
as Trustee
of Verl W. Dillinger and Inez Dillinger Family Trust

Jerrold B. Olsen
Notary Public

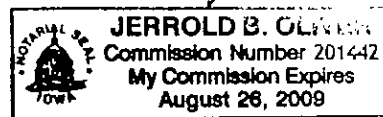


EXHIBIT A

All that part of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Two (2) which lies North and West of the right of way of the Chicago Great Western Railway, except a tract commencing at the Southwest corner thereof and running thence East 50 feet, thence North $103\frac{3}{4}$ feet, thence West 10 feet, thence North 300 feet, thence West 40 feet, thence South $403\frac{3}{4}$ feet to the point of beginning; AND the East 510 feet of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Two (2), except the South $103\frac{3}{4}$ feet thereof, and also except a tract described as commencing at a point $103\frac{3}{4}$ feet North of the Southeast corner of said Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), and running thence North 100 feet, thence West 300 feet, thence South 100 feet, thence East 300 feet to the point of beginning (also known as Lots Five (5), Six (6), Seven (7), and Eight (8) and the 20 foot alley lying between said lots in Block One (1) of Stewart's Second Addition to the Town of East Peru); AND a tract of land described as commencing 248 feet East of the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eleven (11), and running thence East 272 feet and 5 inches to the right of way of said Railway, thence Southwesterly along the Northerly line of said right of way $404\frac{1}{4}$ feet, thence North 299 feet and 5 inches to the point of beginning; all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

All that part of the West 198 feet of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the Fifth P.M., Iowa, lying North of the right of way of the Chicago, Great Western Railway, comprising 1.78 acres,

