

Document 2008 3231

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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Breanna L. Young
115 E. First Street
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

Keystone Revocable Trust
William W. Hunter, Trustee
315 N.E. Sixth Street
Earlham, Iowa 50072

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

Breanna L. Young
115 E. First Street
Earlham, Iowa 50072

Grantors:

William W. Hunter
Fay S. Hunter, -

Grantees:

Keystone Revocable Trust
William W. Hunter, Trustee

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
William W. Hunter and Fay S. Hunter, husband and wife

William W. Hunter, Trustee of the Keystone Revocable Trust under agreement dated December 18, 2007 do hereby Convey to
the following described real estate in Madison County, Iowa:

For Legal Description, please see Exhibit "A" attached hereto.

Consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 30, 2008

William W. Hunter
William W. Hunter (Grantor)

Fay S. Hunter
Fay S. Hunter (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on October 30, 2008, by William W. Hunter and Fay S. Hunter, husband and wife

Diane G. Williamson
Diane G. Williamson, Notary Public

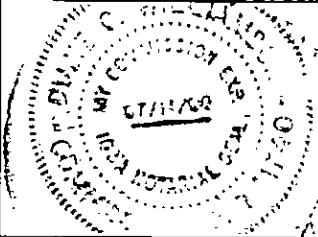


EXHIBIT "A"

The Southwest Quarter (1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa EXCEPT Highway;

AND the West Three-fourths (3/4) of the Southeast Quarter (1/4) EXCEPT Parcel "A" in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa as recorded in Plat of Survey Book 2001 Page 2498 and Book 2001 Page 2644 in the Madison County Recorder's Office on June 14, 2001 and June 25, 2001; AND the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Five (5), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND A parcel of land in the Northeast fractional Quarter (1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" 1,048.32 feet, along the East line of the Northeast fractional Quarter (1/4) of said Section Five (5); thence North 89°28'19" West 1,308.60 feet to the point of beginning. Thence South 00°30'19" West 816.63 feet; thence North 89°53'12" West 1,323.05 feet to the West line of said Northeast fractional Quarter (1/4); thence North 00°15'50" East 235.04 feet, along said West line, to a point on the southerly Right of Way line of Interstate Highway No. 80; thence North 43°55'06" East 1,523.35 feet along said Southerly Right of Way line; thence South 45°12'18" East 387.09 feet; thence South 00°30'19" West 245.65 feet to the point of beginning. Said parcel of land contains 26.481 acres.