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LISA SMITH, COUNTY RECORDER  
MADISON IOWA



## TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Michael G. Kulik, 215 10th St., Suite 1300, Des Moines, IA 50309, Phone: (515) 288-2500

**Taxpayer Information:** (Name and complete address)

Lewis McLaughlin, 3272 140th Street, Cumming, IA 50061-8519

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

Michael G. Kulik, 215 10th St., Suite 1300, Des Moines, IA 50309, Phone: (515) 288-2500

**Grantors:**

Margaret F. McLaughlin Family Trust

**Grantees:**

McLaughlin Farms, L.L.C.

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED**  
**(Inter Vivos Trust)**

For the consideration of One -  
Dollar(s) and other valuable consideration,  
George Lewis McLaughlin and Stephen McLaughlin  
(Trustee) (Co-Trustees) of Margaret F. McLaughlin Family Trust  
does hereby convey to  
McLaughlin Farms, L.L.C., an Iowa Limited Liability Company

the following described real estate in Madison County, Iowa:

LEGAL DESCRIPTION ATTACHED

THIS DEED IS EXEMPT FROM TRANSFER FEES AND FROM FILING GROUNDWATER HAZARD STATEMENT AND DECLARATION OF VALUE PURSUANT TO IOWA CODE SECTION 428A.2(15)

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 22 day of December, 2008.

\_\_\_\_\_

By: \_\_\_\_\_  
(title)

George Lewis McLaughlin  
George Lewis McLaughlin, Co-Trustee

By: \_\_\_\_\_  
(title)

Stephen McLaughlin  
Stephen McLaughlin, Co-Trustee

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

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

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_, Notary Public

**Acknowledgment for Individual Trustees**

STATE OF IOWA, COUNTY OF Warren

This instrument was acknowledged before me on December 22, 2008, by George Lewis McLaughlin, Co-Trustee of the Margaret F. McLaughlin Family Trust

As [Trustee][Co-Trustee] of the above entitled trust.

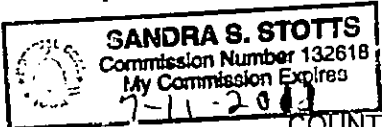
George Lewis McLaughlin  
Sandra S. Stotts, Notary Public

STATE OF Iowa, COUNTY OF Warren

This instrument was acknowledged before me on December 22, 2008, by Stephen McLaughlin, Co-Trustee of the Margaret F. McLaughlin Family Trust

As [Trustee][Co-Trustee] of the above entitled trust.

Stephen McLaughlin  
Sandra S. Stotts, Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

As [Trustee][Co-Trustee] of the above entitled trust.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

**Acknowledgment for Corporate Trustee**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_ of \_\_\_\_\_

As [Trustee][Co-Trustee] of the above entitled trust.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

Trustee Warranty Deed  
Margaret F. McLaughlin Family Trust, Grantor

An undivided one-half interest in and to:

West One-half (W1/2) of the Southeast Quarter (SE1/4) and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., except commencing at the Southeast Corner of the Southeast Quarter (SE1/4) Southeast Quarter (SE1/4) of said Section Twenty-three (23), thence West 1333 feet to the point of beginning, thence West 325 feet, thence North 260 feet, thence East 127 feet, thence Southeasterly to a point 173 feet North of the point of beginning, thence South to the point of beginning; Madison County, Iowa.

and

An undivided one-half interest in and to:

East one-fourth (E1/4) of Section Twenty-six (26) and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-six (26), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.