

REAL ESTATE TRANSFER	
TAX PAID <u>11</u>	
STAMP #	
\$ <u>59.20</u>	
<u>Michelle Utsler</u>	
RECORDER	<u>Madison</u>
<u>11-9-00</u>	DATE COUNTY

REC \$ 10.00  
 AUD \$ 5.00  
 R.M.F. \$ 1.00

COMPUTER   
 RECORDED   
 COMPARED \_\_\_\_\_

FILED NO. 006973  
 BOOK 64 PAGE 320  
 2000 NOV -9 AM 11:45

MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, , Winterset, (515) 462-3731

Individual's Name Street Address City Phone



Address Tax Statement : Steven C. Sawyers, 1233 State Highway 92,  
Winterset, IA 50273

SPACE ABOVE THIS LINE  
 FOR RECORDER

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

For the consideration of THIRTY-SEVEN THOUSAND FIVE HUNDRED (\$37,500.00) Dollar(s) and other valuable consideration,

A. Carroll Meyer  
 (Trustee) (~~Co-Trustees~~) of A. Carroll Meyer Revocable Trust Under Trust Agreement Dated  
January 11, 1993  
 does hereby convey to  
Steven C. Sawyers

the following described real estate in MADISON County, Iowa:  
**See 1 in Addendum**

This Deed is given in partial fulfillment of a Real Estate Contract dated December 20, 1999 and filed for record September 7, 2000, at Town Deed Record Book 64, Page 215 in the Office of the Madison County Recorder.

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 7<sup>th</sup> day of November, 2000.

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

A. Carroll Meyer  
 A. Carroll Meyer

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

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on November 7, 2000, by A. Carroll Meyer as [Trustee] [~~Co-Trustee~~] of the above-entitled trust.



Lewis H. Jordan, Notary Public in and for said State

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

## Addendum

1. Parcel "J" in the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:  
Beginning at the southeast Corner of Lot 1, Circle Heights, Plat 2, City of Winterset, Madison County, Iowa; thence North 00 degrees 00 minutes 00 seconds East 376.30 feet along the east line of said Circle Heights, Plat 2, thence South 89 degrees 40 minutes 59 seconds East 27.00 feet, thence North 00 degrees 00 minutes 00 seconds East 79.80 feet, thence South 89 degrees 54 minutes 48 seconds East 467.72 feet to the east line of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 36, thence South 00 degrees 01 minutes 42 seconds East 350.00 feet along said East line, thence North 89 degrees 38 minutes 38 seconds West 270.60 feet, thence South 00 degrees 38 minutes 16 seconds West 108.14 feet to the Northeast corner of 3rd Avenue, as dedicated with Circle Heights 1st Addition, City of Winterset, Madison County, Iowa; thence North 89 degrees 04 minutes 14 seconds West 50.08 feet to the northeast corner of Lot 4 of said Circle Heights 1st Addition; thence North 89 degrees 52 minutes 03 seconds West 173.02 feet along the north line of said Circle Heights 1st Addition to the Point of Beginning, containing 4.467 acres

THE LEGAL DESCRIPTION SET FORTH ABOVE SUPERCEDES AND CORRECTS  
THE LEGAL DESCRIPTION SET FORTH IN THE CONTRACT RECORDED  
SEPTEMBER 7, 2000, AT TOWN DEED RECORD BOOK 64, PAGE 215 IN THE  
OFFICE OF THE MADISON COUNTY RECORDER.