

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Jerrold B. Oliver ISBA # 04132

ENTERED FOR TAXATION
THE 2 DAY OF July 2004
Jane L. Copeland
Debby Corkran
DEPUTY RECORDER

COMPUTER
RECORDED
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone



Address Tax Statement: Jane L. Copeland
1533 N. River Trail, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$39,000.00
Dollar(s) and other valuable consideration,
Daniel F. Mulvihill and Mary E. Mulvihill
(Trustee) (Co-Trustees) of under Revocable Declaration of Trust dated July 28, 1982

does hereby convey to
Jane L. Copeland

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

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 4 day of June, 2004.

By: *Daniel F. Mulvihill* (title)
Daniel F. Mulvihill (title)
As (Trustee) (Co-Trustee) of
the above-entitled trust

Mary E. Mulvihill
Mary E. Mulvihill
As (Trustee) (Co-Trustee) of
the above-entitled trust

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, _____, by _____ as [Trustee] [Co-Trustee] of the above-entitled trust.

See attached
_____, 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 "A" located in the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa as shown in the Plat of Survey recorded on June 19, 2002 in Book 2002, Page 2985 of the Office of the Recorder, Madison County, Iowa.

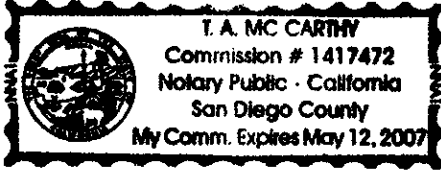
The following restrictive covenants are opposed by Grantor upon above described real estate, as follows:

1. No residence shall be constructed on said real estate, unless said residence is in excess of 1500 square feet of living area and has a basement.
2. No mobile home or manufactured home shall be placed on said real estate.
3. No business shall be operated on or from said real estate.

These restrictive covenants are binding upon the Grantee, or his heirs, successors or assigns. Grantors' heirs, successors or assigns shall have the right to enforce these restrictive covenants.

STATE OF California, COUNTY OF San Diego

This instrument was acknowledged before me on June 4, 2004, by Daniel Francis Mulvihill; Mary E Mulvihill as [Trustee] [~~Co-Trustee~~] of the above-entitled trust.

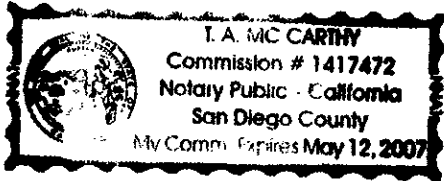


T.A. McCarthy
_____, Notary Public in and for said State

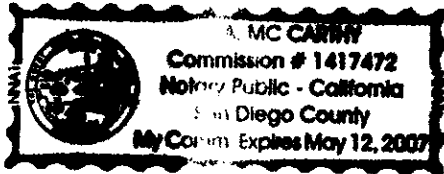
CORPORATE ACKNOWLEDGEMENT

STATE OF California, COUNTY OF San Diego

This instrument was acknowledged before me on June 4, 2004, by Daniel F Mulvihill and Mary E Mulvihill as Trustees and _____ of _____, [~~Trustee~~] [~~Co-Trustee~~] of the above-entitled trust. Said person(s) acknowledge(s) that the corporation has no seal/~~has a seal~~ which is affixed hereto.



T.A. McCarthy
_____, Notary Public in and for said State

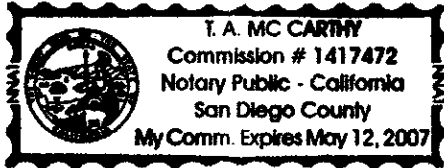


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego } ss.

On June 4, 2004 before me, T.A. McCarthy, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Daniel Francis Mulvihill
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

T.A. McCarthy
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Trustee Warranty Deed

Document Date: June 4, 2004 Number of Pages: 5

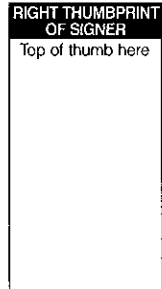
Signer(s) Other Than Named Above: Mary E Mulvihill

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

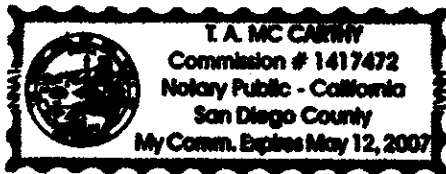


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Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Mary E. Mulvihill
Name(s) of Signer(s)

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- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

