

ENTERED FOR TAXATION
18 DAY OF Oct 2004
Jan Wells
Dubby Gorkiem
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa (515) 758-2267

Individual's Name Street Address City Phone



Address Tax Statement Leon W. Purscell and Joy R. Purscell

SPACE ABOVE THIS LINE FOR RECORDER

1852 - 168th Street
Earlham, Iowa 50072
TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of -----Sixty Thousand
Dollar(s) and other valuable consideration,
MYRTLE E. ALLEN
(Trustee) (~~XXX XXXXX~~) of the Myrtle E. Allen Revocable Living Trust dated March 31, 1993.

does hereby convey to
LEON W. PURSCCELL and JOY R. PURSCCELL, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common,

the following described real estate in Madison County, Iowa:

Parcel "A" being part of the NE¼ of the NW¼ of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the NW Corner of said NE¼ of the NW¼; thence N 90°00'00" E, along the North line thereof, 411.93 feet to the point of beginning; thence continuing N 90°00'00" E, 270.00 feet; thence S 00°00'00" E, 217.50 feet; thence N 90°00'00" E, 60.00 feet; thence S 00°00'00" E, 217.50 feet; thence N 90°00'00" W, 330.00 feet; thence N 00°00'00" E, 435.00 feet to the point of beginning, containing 3.00 Acres including 0.20 Acres of County Road right of way.

This deed is released from escrow and is delivered to the grantees in fulfillment of a real estate contract recorded in Book 2001, Page 4303, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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 17th day of September, 2001.

By: _____ (title)

By: Myrtle E. Allen (title)

As (Trustee) (Co-Trustee) of the above-entitled trust
Myrtle E. Allen
As (Trustee) (~~CO-TRUSTEE~~) of the above-entitled trust

STATE OF ARIZONA, COUNTY OF MARICOPA

This instrument was acknowledged before me on 17th September 17th, 2001, by Myrtle E. Allen as [Trustee] (~~CO-TRUSTEE~~) of the above-entitled trust.



Barbara L. Voigt
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.