

ENTERED FOR TAXATION
THIS 10 DAY OF Nov 2004
Jan Walsh
Debby Corleau
DEPUTY ASSESSOR

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER RECORDED
COMPALED

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Individual's Name Street Address City Phone

Address Tax Statement: Grant E. Marston, 7652 Buckeye Court, Dublin, CA 94568

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, GRANT EDWARD MARSTON, grantor of the real estate hereby conveyed, and Ligaya MacGregor, spouse of the grantor,

do hereby Convey to GRANT E. MARSTON and L. MACGREGOR, as Trustees, or their successors in trust, under the MARSTON LIVING TRUST, dated June 14, 2004, and any amendments thereto,

the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of Section Fourteen (14) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel described as beginning at the South Quarter (1/4) corner of Section Fourteen (14) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence N 00° 10' W. 747.50 feet along the Quarter (1/4) section line, thence N 90°00' E. 669.20 feet; thence S 00° 10' E. 747.50 feet to the South line of said Section Fourteen (14), thence S 90° 00' W. 669.20 feet along said section line to the point of beginning, said parcel contains 11.4836 Acres including 0.6145 Acres of County Road Right of Way AND EXCEPT a parcel described as commencing at the South Quarter (1/4) corner of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence N 90° 00' E. 669.20 feet along the section line to the point of beginning, thence N 00° 10' W. 747.50 feet, thence N 90° 00' E 84.00 feet, thence N 00° 10' W. 636.50 feet, thence N 90° 00' E. 601.00 feet, thence S 00° 10' E. 797.00 feet, thence S 90° 00' W. 625.00 feet, thence S 90° 10' E. 587.00 feet to the South line of said Section Fourteen (14), thence S 90°00' W. 60.00 feet along said Section line to the point of beginning, said parcel contains 12.1143 Acres including 0.0550 Acres of County Road Right of Way.

This is a deed transferring assets to a trust established by the grantor. Monetary consideration for the transfer 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 pursuant to Section 428A.2(21), Code of Iowa.

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.

STATE OF CALIFORNIA, ss:
ALAMEDA COUNTY,
On this 1 day of November, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Grant Edward Marston and Ligaya MacGregor

Dated: 11/1, 2004

Grant E. Marston (Grantor)
Grant Edward Marston

Ligaya MacGregor (Grantor)
Ligaya MacGregor

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Kerensa J. Pearce
Notary Public

Kerensa J. Pearce (Grantor)
COMM. #1511783
Notary Public - California
Alameda County
My Comm. Expires Sep. 5, 2008
(Grantor)

(This form of acknowledgment for individual grantor(s) only)