

Preparer Information Shirley, Powell & Finneseth, P.L.C., 1124 Willis Ave, PO Box 487, Perry, IA 50220, (515) 465-4641

Individual's Name	Street Address	City	COMPUTER RECORDED <input checked="" type="checkbox"/>
Phone	COMPARED <input type="checkbox"/>		
C. Scott Finneseth ISBA # DA0013015		SPACE ABOVE THIS LINE FOR RECORDER	

Address Tax Statements: ✓ Dennis and Georgina Estes, 1056 Adair-Madison Ave, Dexter, IA 50070

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

ENTERED FOR TAXATION  
THIS 9 DAY OF Dec 2004  
*Janis Utsler*  
*Debby Carlson*  
DEPUTY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Kenneth McAtee and Glenna M. McAtee, Trustees under a Revocable Living Trust Agreement dated October 30, 2002, hereby convey to Dennis R. Estes and Georgina Estes, husband and wife, as joint tenants with full rights of survivorship, the following described real estate in Madison County, Iowa:

Parcel "B" of the North Half of the Southeast Quarter of Section 6, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, pursuant to Plat of Survey thereof filed November 19, 2004, in Book 2004 at Page 5469. (See 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: Dec 6, 2004

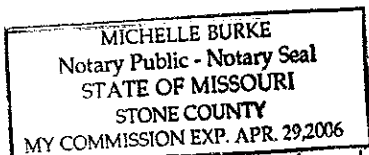
Glenna M. McAtee  
Glenna M. McAtee

Kenneth McAtee  
Kenneth McAtee

As Trustees of the above-entitled trust

STATE OF MISSOURI, COUNTY OF Stone

This instrument was acknowledged before me on 6th December, 2004, by Kenneth McAtee and Glenna M. McAtee as Trustees of the above-entitled trust.



Michelle Burke  
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

Parcel "B" is granted a 40-foot ingress and egress easement to go West 150 foot and South 150 foot of Parcel A. Northeast Quarter of Southwest Quarter of Section 6, Township 17 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa

Exempt Transaction-Consideration Less Than \$500.00.