

ENTERED FOR TAXATION
THIS 19 DAY OF 04 2005
Gordon K. Darling
Deputy Auditor
DEPUTY AUDITOR

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED



TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Gordon K. Darling, Jr., 53 Jefferson Street, Winterset, IA 50273-0088, Phone: (515) 462-2442

Taxpayer Information: (Name and complete address)

Bernice Heichel
510 W. Court Avenue
Winterset, IA 50273

Return Document To: (Name and complete address)

Gordon K. Darling, Jr.
Attorney at Law
53 Jefferson Street, Winterset, IA 50273-0088

Grantors:

Joseph Anselmo, as Trustee of
The Ilo B. Dodge Irrevocable Decedent's Trust

Grantees:

Bernice Heichel

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One & No/100 (\$1.00)
Dollar(s) and other valuable consideration,
Joseph Anselmo
(Trustee) (~~Co-Trustees~~) of The Ilo B. Dodge Irrevocable Decedent's Trust

does hereby convey to
Bernice Heichel

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

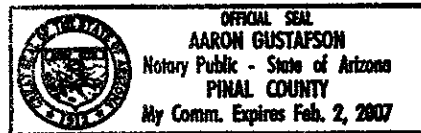
EXEMPTION # 19 APPLIES.

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 6 day of April, 2005.



By: _____ (title)

Joseph Anselmo
Joseph Anselmo

By: _____ (title)

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

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

STATE OF ARIZONA, COUNTY OF MARICOPA

This instrument was acknowledged before me on April 6,
2005, by Joseph Anselmo Aaron Gustafson

[Signature]
_____, Notary Public

Addendum

- I. The North 80 acres of the Northwest Fractional Quarter and the West Half of the Northeast Quarter of Section 31, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, excepting therefrom,

A parcel of land in the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of Section 31, T76N, R28W of the 5th P.M., Madison County., Iowa; thence North 90°00'00" East 197.45 feet along the section line; thence South 00°43'00" West 211.75 feet; thence South 86°55'09" East 23.81 feet; thence South 01°17'15" West 72.09 feet; thence South 89°14'27" East 255.98 feet; thence South 00°25'00" East 170.49 feet; thence North 89°48'18" West 94.01 feet; thence North 80°26'45" West 100.37 feet; thence South 08°41'24" West 120.92 feet; thence North 89°53'00" West 265.30 feet to the West line of Section 31; thence North 00°14'42" East 560.98 feet to the point of beginning. Said parcel contains 3.83 Acres including 0.63 Acres of County Road Right of Way.