

ENTERED FOR TAXATION
THIS 4th DAY OF April 2005
Michelle Utsler
DEPUTY RECORDER

Document 2005 1349

Book 2005 Page 1349 Type 03 01 Pages 2
Date 3/30/2005 Time 11:24 AM
Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

AFTER RECORDING, RETURN TO: David J. Nielsen, Erickson & Sederstrom, 10330 Regency Parkway Drive Suite 100, Omaha, NE 68114

✓ ADDRESS TAX STATEMENT: George A. Gibbs, 2383 Sheldon Avenue, Greenfield, Iowa 50849-8119
(Space Above This Line for Recording Data)

CORRECTIVE
TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

Grantors are filing this Corrective Trustee Warranty Deed to correct the interest conveyed and the legal description that was in the Trustee Warranty Deed recorded in Book 2004 Page 1644 on April 15, 2004.

IN CONSIDERATION of One Dollar (\$1.00) and other valuable consideration, GEORGE A. GIBBS and PHYLLIS E. NICHOLS, SUCCESSOR CO-TRUSTEES OF THE MARCELLA GIBBS FUNNEL TRUST, GRANTOR does hereby convey to GEORGE A. GIBBS and PHYLLIS E. NICHOLS, CO-TRUSTEES UNDER THE MARCELLA GIBBS REVOCABLE TRUST, GRANTEE the following described real estate in Madison County, Iowa:

An undivided 39/100 interest in the Fractional Southwest Quarter (frSW¼) of Section Seven (7) EXCEPT Parcel "A" described as part of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 7, Township 76 North, Range 29 West of the 5th P.M., further described as follows: Beginning at the Southwest corner of said Section 7; thence N00°00'00"E, along the West line of said SW1/4SW1/4, 554.45 feet; thence South 89°13'52"E, parallel to the South line of said SW1/4SW1/4, 550.05 feet; thence S00°00'00"E, 554.45 feet to the South line of said SW1/4SW1/4; thence N89°13'52"W, 550.05 feet to the Point of Beginning, containing 7.00 acres including 0.42 acres of county road right of way, AND the South 30 acres of the Fractional Northwest Quarter (frNW1/4) of Section Seven (7); all in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

NO DECLARATION OF VALUE, GROUNDWATER HAZARD STATEMENT OR TRANSFER STAMPS NECESSARY: CONSIDERATION LESS THAN \$500.00.

Grantor hereby covenants with Grantee, 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.

Grantor further warrants to Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that 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 Grantee 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 23 day of ^{MARCH} ~~February~~, 2005. *JW* *AS*

MARCELLA GIBBS FUNNEL TRUST, GRANTOR

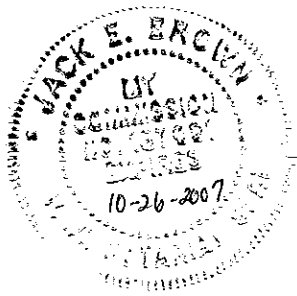
By: *George A Gibbs*
GEORGE A. GIBBS, Co-Trustee

By: *Phyllis Nichols*
PHYLLIS E. NICHOLS, Co-Trustee

STATE OF IOWA)
) SS
COUNTY OF ADAIR)

AS

On this 23 day of ^{MARCH} ~~February~~, 2005, before me the undersigned, a Notary Public in and for said state, personally appeared **GEORGE A. GIBBS** and **PHYLLIS E. NICHOLS**, **SUCCESSOR CO-TRUSTEES OF THE MARCELLA GIBBS FUNNEL TRUST** 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. *JW*



Jack E Brown
Notary Public
My Commission expires: 10-26-2007