

ENTERED FOR TAXATION  
THIS 30 DAY OF April 2005  
Michelle Utsler  
RECORDER  
Michelle Utsler  
DEPUTY RECORDER

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

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

C

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 legal description that was in the Trustee Warranty Deed recorded in Book 2004 Page 1645 on April 15, 2004.

IN CONSIDERATION of One Dollar (\$1.00) and other valuable consideration, **GEORGE A. GIBBS and PHYLLIS E. NICHOLS, CO-TRUSTEES OF THE MARCELLA GIBBS REVOCABLE TRUST and GEORGE A. GIBBS and PHYLLIS E. NICHOLS, CO-TRUSTEES OF THE AUDRA O. GIBBS FAMILY TRUST, GRANTOR** do hereby convey an undivided One-half (1/2) interest to **GEORGE A. GIBBS, GRANTEE** and an undivided One-half (1/2) interest to **PHYLLIS E. NICHOLS, GRANTEE** in the following described real estate in Madison County, Iowa:

The Fractional Southwest Quarter (frSW<sup>1</sup>/<sub>4</sub>) of Section Seven (7) EXCEPT Parcel "A" described as part of the Southwest Quarter of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>) of Section 7, Township 76 North, Range 29 West of the 5<sup>th</sup> 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 SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>, 554.45 feet; thence South 89°13'52"E, parallel to the South line of said SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>, 550.05 feet; thence S00°00'00"E, 554.45 feet to the South line of said SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>; 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 (frNW<sup>1</sup>/<sub>4</sub>) of Section Seven (7); all in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> 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.

*Hex*  
Dated this 23 day of ~~February~~ <sup>March</sup>, 2005. *PN*

**MARCELLA GIBBS REVOCABLE TRUST,  
GRANTOR**

By: *George A Gibbs*  
**GEORGE A. GIBBS, Co-Trustee**  
By: *Phyllis Nichols*  
**PHYLLIS E. NICHOLS, Co-Trustee**

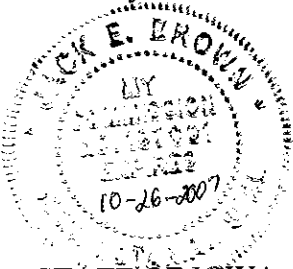
**AUDRA O. GIBBS FAMILY TRUST, GRANTOR**

By: *George A Gibbs*  
**GEORGE A. GIBBS, Co-Trustee**  
*Phyllis Nichols*  
**PHYLLIS E. NICHOLS, Co-Trustee**

STATE OF IOWA )  
) SS  
COUNTY OF ADAIR )

*Hex*

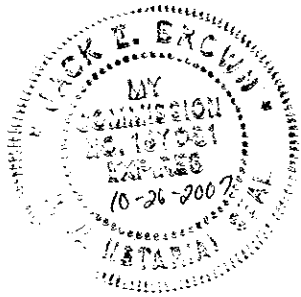
On this 23 day of ~~February~~ <sup>MARCH</sup>, 2005, before me the undersigned, a Notary Public in and *PN*  
for said state, personally appeared **GEORGE A. GIBBS** and **PHYLLIS E. NICHOLS**,  
**CO-TRUSTEES OF THE MARCELLA GIBBS REVOCABLE TRUST**, to me known to be  
the identical persons named in and who executed the foregoing instrument and acknowledged  
that they executed the same as their voluntary act and deed.



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

STATE OF IOWA )  
) SS  
COUNTY OF ADAIR )

On this 23 day of ~~February~~ <sup>MARCH</sup>, 2005, before me the undersigned, a Notary Public in and  
for said state, personally appeared **GEORGE A. GIBBS** and **PHYLLIS E. NICHOLS**,  
**CO-TRUSTEES OF THE AUDRA O. GIBBS FAMILY 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.



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