

REAL ESTATE TRANSFER  
TAX PAID 27  
STAMP #  
\$ 84.00  
Micki Utsler  
RECORDER  
4-15-02 Madison  
DATE COUNTY

REC \$ 10.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

COMPUTER   
RECORDED   
COMPARED

FILED NO. 001762  
BOOK 2002 PAGE 1762  
2002 APR 15 PM 2:42

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer information Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement:  Steven C. Sawyers, 1253 State Highway #92, Winterset, IA 50273 SPACE ABOVE THIS LINE FOR RECORDER



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

For the consideration of FIFTY-THREE THOUSAND and no/100-----(\$53,000.00)---  
Dollar(s) and other valuable consideration,

A. CARROLL MEYER  
(Trustee) (Co-Trustees) of A. CARROLL MEYER REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JANUARY 11, 1993

does hereby convey to  
STEVEN C. SAWYERS

the following described real estate in MADISON County, Iowa:

**SEE ATTACHED FOR LEGAL DESCRIPTION**

**This Deed is given in fulfillment of a Real Estate Contract filed for record February 7, 2002, at Book 2002, Page 637.**

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 15 day of APRIL, 2002.

\_\_\_\_\_

By: \_\_\_\_\_ (title)

A. Carroll Meyer  
A. Carroll Meyer

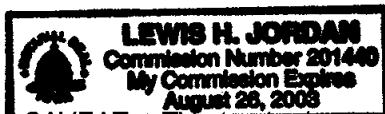
By: \_\_\_\_\_ (title)

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on April 15, 2002, by A. Carroll Meyer as [Trustee] [Co-Trustee] of the above-entitled trust.



Lewis H. Jordan

[Signature]  
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.

## MEYER REAL ESTATE

**Parcel "L", a part of Parcel "K" in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), all in Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:**

**Commencing at the Southeast corner of Circle Height's, Plat 2; thence North 00 degrees 00 minutes 00 seconds East 376.30 feet to the northeast corner of Circle Height's Plat 2; thence South 89 degrees 40 minutes 59 seconds East 27.00 feet; thence North 00 degrees 00 minutes 00 seconds East 79.80 feet to the Point of Beginning; thence continuing North 00 degrees 00 minutes 00 seconds East 72.50 feet; thence North 00 degrees 07 minutes 22 seconds East 134.85 feet; thence North 00 degrees 05 minutes 47 seconds East 191.41 feet; thence South 89 degrees 47 minutes 43 seconds East 466.91 feet along the north line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty-six (36); thence South 00 degrees 01 minute 42 seconds East 397.80 feet along the west line of Lanny Wenck Addition; thence North 89 degrees 54 minutes 48 seconds West 467.72 feet to the Point of Beginning, containing 4.274 acres**