

FILED NO. 3589
BOOK 2002 PAGE 3589
2002 JUL 23 PM 12:38
(12:38 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1

COMPUTER
INDEXED
COMPARED _____

Preparer Information James E. Van Werden, 1009 Main Street, P.O. Box 99, Adel, IA 50003, (515) 993-4545

Individual's Name

Street Address

City

Phone



Address Tax Statement: Lawrence Keller, 1238 Badger Creek Rd. Van Meter, IA 50261

SPACE ABOVE THIS LINE
FOR RECORDER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$1.00
Dollar(s) and other valuable consideration,
Betty L. Rinard
(Trustee) (~~Co-Trustees~~) of Amended Revocable Trust of Betty L. Rinard Dated May 11, 1998

does hereby convey to
Lawrence W. Keller and Ramona J. Keller, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

See attached legal description

Consideration less than \$500.00

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)

Betty L. Rinard
Betty L. Rinard

By: _____ (title)

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

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

STATE OF Missouri, COUNTY OF Loddy

This instrument was acknowledged before me on 4-15-2002, by Betty L. Rinard as [Trustee] [~~Co-Trustee~~] of the above-entitled trust.



Mary E. Horn
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.

LEGAL DESCRIPTION:

Parcel "A", which is located in the Southwest Quarter of the Northeast Quarter of Section 13, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Center of Section 13, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°05'14" East, 567.99 feet along the West line of the Northeast Quarter of said Section 13 to the Point of Beginning; thence North 0°05'14" East, 339.55 feet along the West line of the Northeast Quarter of said Section 13; thence South 89°54'55" East, 1302.03 feet; thence South 0°07'20" West, 541.33 feet; thence South 87°58'06" West, 560.83 feet; thence North 34°09'53" West, 167.89 feet; thence South 87°54'46" East, 426.84 feet; thence North 1°54'55" West, 304.42 feet; thence North 89°54'55" West, 649.68 feet; thence South 2°05'05" West, 219.91 feet; thence North 87°54'46" West, 405.60 feet to the Point of Beginning. Said Parcel contains 9.287 acres, including a 0.394 acres of County Road right-of-way.



A permanent easement for ingress and egress, the perimeter of which is described as follows:

Commencing at the Center of Section 13, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 00°05'14" East 567.99 feet to the Point of Beginning; thence South 87°54'46" East 345.60 feet along a line of Parcel "A"; thence North 02°05'05" East 351.84 feet to a point on the North line of Parcel "A"; thence South 89°54'55" East 60.04 feet along said North line; thence South 02°05'05" West 415.00 feet along a projection of a line of Parcel "A"; thence North 87°54'46" West 403.47 feet; thence North 00°05'14" East 61.10 feet to the Point of Beginning.

Reservation of Mineral Rights: There is excepted from this conveyance all oil, gas and other minerals, and the Grantors reserve for themselves all oil, gas and other minerals in, under and that may be produced from the land herein described that have not heretofore been reserved, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals and removing the same therefrom.