

REAL ESTATE TRANSFER
TAX PAID 49
STAMP #
 \$ 439.20
Michelle Utsler
RECORDER
 10-27-03 *Madison*
DATE **COUNTY**

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

FILED NO. **6385**
 BOOK **2003** PAGE **6385**
2003 OCT 23 AM 11:42

COMPUTER
 RECORDED
 COMPARED

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone



Address Tax Statement : **JOSEPH G. BAUER**
 5931 Vista Drive, #333, Des Moines, IA 50310

SPACE ABOVE THIS LINE
FOR RECORDER

\$ 275,000.00

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of 275,000.00
 Dollar(s) and other valuable consideration,
GEORGE D. KIRKLAND, Trustee of the George D. Kirkland Trust created under the Trust Agreement dated
~~(Trustee) (Co-Trustee)~~ February 16, 1993, and **BETTY J. KIRKLAND**, Trustee of the Betty J. Kirkland Trust
 created under the Trust Agreement dated February 16, 1993

does hereby convey to
JOSEPH G. BAUER and **Jean Helene Davis**, both single persons, as joint tenants with full rights
 of survivorship and not tenants in common,

the following described real estate in MADISON County, Iowa:
 The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), the South Half (1/2) of the
 North Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the Northwest Quarter (1/4) of the
 Southwest Quarter (1/4), all of Section Ten (10), in Township Seventy-four (74) North, Range Twenty-eight (28) West
 of the 5th P.M., Madison County, Iowa



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 14th day of October, 2003.

By: _____ (title)

George D. Kirkland
 George D. Kirkland

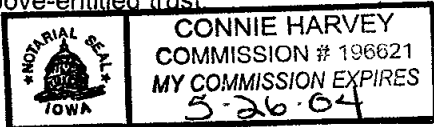
By: _____ (title)

Betty J. Kirkland
 Betty J. Kirkland
 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 October 14, 2003, by
George D. Kirkland and Betty J. Kirkland as [Trustee] [Co-Trustee] of the
 above-entitled trust



Connie Harvey
 _____, 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.