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ENTERED FOR TAXATION
THIS 14 DAY OF June 2005
Michelle Utsler
AUDITOR
Debbie Corleau
DEPUTY AUDITOR

Document 2006 56
Book 2006 Page 56 Type 03 001 Pages 3
Date 1/04/2006 Time 1:44 PM
Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$1,372.00
Rev Stamp# 9 DOV# 8
MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
\$ 858,000.00

Taxpayer Information: (Name and complete address)

Cownie Family Farms, L.L.C.
1011 Locust St.
Des Moines, IA 50309

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Katherine E. Monaghan Trust

Grantees:

Cownie Family Farm, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Eight hundred fifty-eight thousand
Dollar(s) and other valuable consideration,
Katherine E. Monaghan
(Trustee) (~~Co-Trustees~~) of Katherine E. Monaghan Trust created under the Declaration of Trust dated
October 22, 1998
does hereby convey to
Cownie Family Farms, L.L.C.

the following described real estate in Madison County, Iowa:
See I in Addendum

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 19th day of December, 2005.

By: _____ (title)

By: _____ (title)

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

Katherine E. Monaghan
Katherine E. Monaghan
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

STATE OF ILLINOIS COUNTY OF COOK

This instrument was acknowledged before me on DEC 19 2005
by Katherine E. Monaghan

"OFFICIAL SEAL"
DAN COLLA
Notary Public, State of Illinois
My Commission Expires Oct. 19 2006

[Signature], Notary Public

Addendum

1. The Southeast Quarter (SE $\frac{1}{4}$), except the South Eight (8) Acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Southeast Quarter (SE $\frac{1}{4}$), and the South Half (S $\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and the East 24 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), of Section Eleven (11), and the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying and being North of the center of the main channel of North River, containing seven (7) acres more or less, of Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

AND

All that part of the West Sixteen (16) acres of the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) in Section Eleven (11), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., lying East of the county highway extending generally North and South through said described premises.

The Katherine E. Monaghan Trust created under the Declaration of Trust dated October 22, 1998, is one and the same trust as referenced as grantee in the Warranty Deed recorded December 23, 1998, in Deed Record 139, Page 881 of the Madison County Recorder and the Warranty Deed recorded September 23, 2005, in Book 2005, Page 4604, of the Madison County Recorder.

Katherine Monaghan, Katherine Ann Monaghan, and Katherine Ellen Monaghan are one and the same person as Katherine E. Monaghan.