

ENTERED FOR TAXATION
THIS 26 DAY OF January
2006 *Jan Utsler*
AUDITOR
DEPUTY AUDITOR

Document 2006 359

Book 2006 Page 359 Type 03 001 Pages 4
Date 1/26/2006 Time 10:58 AM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$1,391.20
Rev Stamp# 38 DOV# 35

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

WARRANTY DEED

Recorder's Cover Sheet

\$870,000.⁰⁰

Prepared by:

Mark A. Critelli
Critelli & Hubbard, P.C.
9902 Swanson Blvd.
Clive, IA 50325
Phone: 515 255 8750

Taxpayer Information:

Marnix A. Verhofste & Hilde M.L. Debruyne
3264 Cumming Road
Cumming, IA 50061

Grantors:

Jon W. McBride, Trustee
Heyoung L. McBride, Trustee

Grantees:

Marnix A. Verhofste
Hilde M.L. Debruyne

Legal Description: See Page 4

✓ SATC

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Jon W. McBride and Heyoung L. McBride, Co-Trustees of the Jon W. McBride Revocable Trust dated November 23, 1999, do hereby convey to Marnix A. Verhofste and Hilde M.L. Debruyne, 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:

Attached as Exhibit "A"

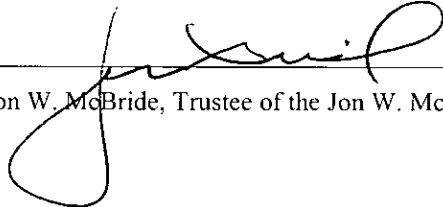
(House and 7 acres, more or less, in Madison County, Iowa)

The grantors hereby covenants with grantees, and successors in interest, that grantors holds the real estate by title in fee simple; that grantors have 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 grantors further warrant to the grantees all of the following: That the trusts pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantors the person creating the trusts was under no disability or infirmity at the time the trusts were created; that the transfer by the trustees to the grantees is effective and rightful; and that the trustees know of no facts or legal claims which might impair the validity of the trusts 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: 1/25/06



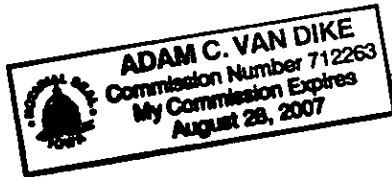
Jon W. McBride, Trustee of the Jon W. McBride Revocable Trust

Heyoung L. McBride

Heyoung L. McBride, Trustee of the Jon W. McBride Revocable Trust

STATE OF IOWA , COUNTY OF POLK

This instrument was acknowledged before me on 1-25-06, by Jon W. McBride Trustee of the Jon W. McBride Revocable Trust dated November 23, 1999.



Adam C. Van Dike
Notary Public in and for said State

This instrument was acknowledged before me on 1-25-06, by Heyoung L. McBride, Trustee of the Jon W. McBride Revocable Trust dated November 23, 1999.



Adam C. Van Dike
Notary Public in and for said State

Legal Description - Parcel "A":

PART OF THE NORTH 1/2 OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 14 THENCE S 84°10' 00" W ALONG THE SECTION LINE 660.27 FEET;
THENCE S 0°04' 43" W, 1,767.27 FEET;
THENCE N 90°00' 00" E, 440.00 FEET TO THE POINT OF BEGINNING (P.O.B.);
THENCE N 0°00' 00" E, 280.00 FEET;
THENCE N 20°33' 22" E, 170.88 FEET;
THENCE N 90°00' 00" E, 780.00 FEET;
THENCE S 60°15' 18" E, 80.62 FEET;
THENCE S 47°43' 35" W, 594.64 FEET;
THENCE N 90°00' 00" W, 470.00 FEET TO THE POINT OF BEGINNING. ALL NOW INCLUDED IN AND FORMING A PART OF MADISON COUNTY, IOWA AND CONTAINING 7.029 ACRES.