

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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COMPARED

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

Address Tax Statement: Jim Hochstetler, 2020 Heritage Avenue, Winterset, IA 50273



### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
S. Kaye Hochstetler and James M. Hochstetler, wife and husband

do hereby Convey to  
James M. Hochstetler, Trustee of the S. Kaye Hochstetler 2006 Trust

the following described real estate in Madison County, Iowa:

Please see Addendum

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9/25/06

S. Kaye Hochstetler (Grantor) James M. Hochstetler (Grantor)  
James M. Hochstetler

S. Kaye Hochstetler (Grantor) (Grantor)

STATE OF Iowa COUNTY OF Madison

This instrument was acknowledged before me on Sept 25 2006 by S. Kaye Hochstetler and James M. Hochstetler, wife and husband

**KAREN HOCHSTETLER**  
Commission Number 713094  
My Commission Expires  
10-11-07

Karen Hochstetler  
Notary Public

(This form of acknowledgment is for individual grantor(s) only)

## Addendum

1. The SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 32, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; AND the NE $\frac{1}{4}$ , and the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 31, all in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; AND the E $\frac{1}{2}$  of the SW $\frac{1}{4}$ , and the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 30, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; EXCEPT

Parcel "C", located in the Southwest Quarter of the Northwest Quarter of Section 32 and in the Southeast Quarter of the Northeast Quarter of Section 31, all in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown by a Plat of Survey recorded September 5, 2006, in Book 2006 on Page 3603 in the Office of the Madison County, Iowa, Recorder, more particularly described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 32, Township-75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 89°51'56" East, 1304.36 feet along an existing fenceline to the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 32; thence South 00°33'07" East, 713.20 feet along the East line of the Southwest Quarter of the Northwest Quarter of said Section 32; thence North 88°44'07" West, 361.08 feet along an existing fenceline; thence South 79°33'00" West, 516.56 feet; thence North 89°12'03" West, 134.32 feet; thence North 74°52'04" West, 309.56 feet to a point on the West line of the Southwest Quarter of the Northwest Quarter of said Section 32; thence South 89°46'35" West, 626.00 feet; thence North 00°43'52" West, 713.20 feet to a point on the North line of the Southeast Quarter of the Northeast Quarter of said Section 31; thence North 89°46'35" East, 626.00 feet along the North line of the Southeast Quarter of the Northeast Quarter of said Section 31 to the Point of Beginning. Said Parcel contains 32.52 acres, including 0.54 acres of County Road right-of-way.

This Deed transfers Grantor's assets to the Grantor's Trust.

Consideration is less than \$500, hence no Revenue Stamps are required.