

Prepared by : Wayne S. Rasmussen, Attorney at Law

1005 S. 107<sup>th</sup> Ave., Ste. 101, Omaha, NE 68114/402-493-3300

Address tax statement: Kelly Jo Hayes, %Dan Allen, 1966 175<sup>th</sup> Lane, Winterset, IA 50273

Return to: Kelly Jo Hayes, %Dan Allen, 1966 175<sup>th</sup> Lane, Winterset, IA 50273

# 342, 136.00

### TRUSTEE'S DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **LARRY EDWARDS, Successor Trustee of the William Lawrence Wilkinson Residuary Trust** do hereby Convey to **KELLY JO HAYES**, the following described real estate in **MADISON** County, Iowa:

The East Half of the Northeast Quarter (E½NE¼) Section Eleven (11), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT land conveyed for road purposes as shown in Deed Record 88, Page 532 filed on November 20, 1957, in the Office of the Recorder of Madison County, Iowa, and subject to easements and restrictions of record.

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 claiming by, through or under them, 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.

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

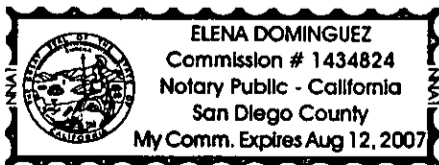
Dated: 3-30-07

*Larry Edwards*  
Larry Edwards, Successor Trustee

State of CALIFORNIA )

County of SAN DIEGO ) ss.

On this 30 day of March, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **LARRY EDWARDS, Successor Trustee of the William Lawrence Wilkinson Residuary Trust** to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as the fiduciary, executed the same as the voluntary act and deed of the person and of the fiduciary.



*Elena Dominguez*  
Notary Public Elena Dominguez