

Document 2007 4196

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Rec Amt \$27.00 Aud Amt \$25.00

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ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON IOWA

CHEK

TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information:

Steven A. Jensen, 110 Public Square, PO Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

Taxpayer Information:

Woodson Family Farms LLC, 10604 Shelley Court, Woodstock, IL 60098

Return Address

Steven A. Jensen, 110 Public Square, PO Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

Grantors:

Edward M. Woodson and Judy A. Woodson, Trustees

Grantees:

Woodson Family Farms, LLC

Legal Description: See Pages 2, 3 & 4

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Edward M. Woodson, Trustee of the Edward M. Woodson Declaration of Trust dated October 26, 1981, and Judy A. Woodson, Trustee of the Judy A. Woodson Declaration of Trust dated October 26, 1981 do hereby convey to Woodson Family Farms LLC the following described real estate in Madison County, Iowa:

TRACT I

The Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M.

TRACT II

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M.

TRACT III

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M.

TRACT IV

The Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M.

TRACT V

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M.

TRACT VI

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13) in Township Seventy-four (74) North, Range Twenty-nine (29), EXCEPT the East Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (E $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) and EXCEPT the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirteen (13), Township Seventy-four (74) North, Range Twenty-nine (29) and the Northwest Fractional Quarter (NWfr $\frac{1}{4}$) of Section Eighteen (18), and the East half (E $\frac{1}{2}$) of the Southwest Fractional Quarter (SWfr $\frac{1}{4}$) containing 73.12 acres and the South half (S $\frac{1}{2}$) of the West half (W $\frac{1}{2}$) of the Southwest Fractional Quarter (SWfr $\frac{1}{4}$) containing 36.56 acres and the South half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa.

TRACT VII

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-one (21), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M.

AND

The West 35 acres of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) and the East 15 acres of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) and the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and the East 5 acres of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), all in Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-nine (29) West of

the 5th P.M. EXCEPT Parcel "A" located in the Northwest Quarter of the Southeast Quarter (NW¼SE¼) of said Section Twenty-one (21), containing 10.27 acres, as shown in Amended Plat of Survey filed in Book 2006, Page 1594 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa.

TRACT VIII

The Northwest Fractional Quarter (NWfr¼) of the Southwest Fractional Quarter (SWfr¼) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., EXCEPT Parcel "A" located in the Southwest Fractional Quarter (SWfr¼) of said Section Seven (7), containing 4.28 acres, as shown in Plat of Survey filed in Book 2006, Page 2732 on July 3, 2006, in the Office of the Recorder of Madison County, Iowa.

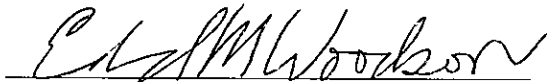
**THIS TRANSACTION IS EXEMPT FROM TRANSFER TAX
PURSUANT TO SECTION 428A.2(15), CODE OF IOWA.**

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.

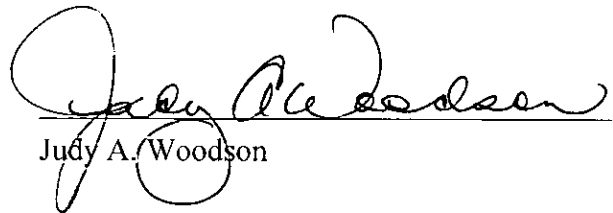
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: Oct 26, 2007.



Edward M. Woodson

As Trustee of the above-entitled trust

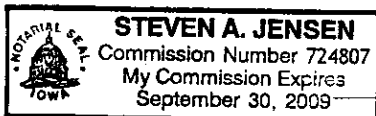


Judy A. Woodson

As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on October 26, 2007, by Edward M. Woodson.



A handwritten signature in black ink, appearing to be "S.A. Jensen", written over a horizontal line.

, Notary Public

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on October 26, 2007, by Judy A. Woodson.

A handwritten signature in black ink, appearing to be "S.A. Jensen", written over a horizontal line.

, Notary Public

