

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

Samuel H. Braland ISBA # 000000454

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REC \$ 5.00
AUD \$ 5.00
S.M.F. \$ 1.00

FILED NO. 5339

BOOK 63 PAGE 230

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COMPUTER
RECORDED
COMPARED

MICHELLE UTULLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267

Individual's Name

Street Address

City

Phone



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---One
Dollar(s) and other valuable consideration,
ROBERT E. HUNTER

(Trustee) ~~(Co-Trustee)~~ of the Robert E. Hunter Revocable Trust under Agreement dated June 18, 1993

does hereby convey to
MONTE C. HOPKINS and PATRICIA A. HOPKINS, 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:

Lot Ten (10) in Block Two (2) of JOESPH L. LEDLIE'S ADDITION to the Town of Earlham, Madison County, Iowa.

This deed supplements a deed previously recorded in Book 62, Page 634, in the Office of the Recorder of Madison County, Iowa; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(10), 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 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 13th day of May, 1999

By: _____ (title)

By: _____ (title)

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

Robert E. Hunter
Robert E. Hunter
As (Trustee) ~~(Co-Trustee)~~
of
the above-entitled trust

IOWA _____ COUNTY OF _____ MADISON



_____ was acknowledged before me on May 13, 1999, by
Robert E. Hunter as [Trustee] ~~(Co-Trustee)~~ of the

Samuel H. Braland
_____, Notary Public in and for said State

CAVEAT: Trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.