

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107

ISBA# 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

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BOOK 136 PAGE 568

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset IA 515-462-3731
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 (\$1.00)
Dollar(s) and other valuable consideration,
George Mueller
(Trustee) (~~Co-Trustee~~) of George Mueller Trust Agreement dated July 22, 1996

does hereby convey to
George Mueller, a single person

the following described real estate in Madison County, Iowa:

See Exhibit "A" attached hereto.

I, George Mueller, have revoked the George Mueller Trust Agreement dated July 22, 1996.
This deed is given for the purpose of conveying the above described real estate to
me individually.

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 22 day of August, 1996.

By: _____ (title)

GEORGE MUELLER, TRUSTEE

By: _____ (title)

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 22, 1996, by
George Mueller as [Trustee] (~~Co-Trustee~~) of the
above-entitled trust.



Jerrold B. Oliver
Notary Public in and for said State

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

Ex A

Township 76 North, Range 27 West, 5th P.M., Madison County, Iowa
Section 2: N $\frac{1}{2}$ SW $\frac{1}{4}$, Frl.NW $\frac{1}{4}$, W $\frac{1}{2}$ Frl.NW $\frac{1}{4}$ NE $\frac{1}{4}$ and all that part
of the E $\frac{1}{2}$ Frl.NW $\frac{1}{4}$ NE $\frac{1}{4}$ which lies W. and N. of

Section 3: W $\frac{1}{2}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$;

The W. 29.44 acres of the E $\frac{1}{2}$ SE $\frac{1}{4}$, except the north
190 feet thereof;

A tract of land described as follows: Commencing at
the SW. Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, running
thence S. 190 feet, thence E. 477 feet, thence N.
1020 feet to the center of the main channel of
North River, thence in a northwesterly direction along
the center line of the main channel of North River to
the point where the main channel of North River inter-
sects the W. line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence S. approximately
1090 feet to the place of beginning;

A tract of land described as follows: Commencing at the
W $\frac{1}{2}$ corner, thence E. along the S. line of the NW $\frac{1}{4}$ of
said Section 3, 1616.6 feet, thence N. 4 $^{\circ}$ 53' E. 523.3
feet, thence S. 87 $^{\circ}$ 07' E. 443.4 feet, thence S. 7 $^{\circ}$ 53'
W. 98.9 feet, thence S. 82 $^{\circ}$ 52' E. 510.9 feet, thence
N. 83 $^{\circ}$ 28' E. 356.6 feet to the center line of a county
road, thence S. 34 $^{\circ}$ 31' W. along the center line of a
county road 424.6 feet, thence N. 87 $^{\circ}$ 07' W. 1088.7 feet
to the point of beginning (containing 10.001 acres);

The NW. Frl. $\frac{1}{4}$ except a tract lying N. and E. of the
main channel of North River described as follows:
Commencing at the NE. corner of said quarter section
and running thence W. 400 feet to the main channel of
said North River, thence following said river in a
Southwesterly direction to a point 370 feet S. and
458 feet W. of said NE. corner, thence in a South-
easterly direction to the E. line of said Quarter
section, thence N. 535 feet to the point of beginning;
and also excepting all that part of said quarter
section lying SE. of the public highway which was
located in the year 1933, described as follows:

Commencing at the SE. corner of said Quarter section
and running thence W. 1320 feet to said highway,
thence in a Northeasterly direction along said highway
to the E. line of said quarter section at a point
288 feet N. of the SE. corner thereof, thence S. 288
feet to the point of beginning;

That part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying S. of North River and
W. of the center of the public highway which was
located in the year 1933, described as Commencing at
the NW. corner of said 40-acre tract and running thence
E. 471 feet to said North River, thence in a Southeasterly
direction to the center of the County Bridge over North
River, thence in a Southwesterly direction along said
highway to the W. line of said 40-acre tract, thence N. to
the point of beginning, excepting therefrom the previously
described tract containing 10.001 acres, The Frl.NE $\frac{1}{4}$ NE $\frac{1}{4}$,
all that part of SE $\frac{1}{4}$ NE $\frac{1}{4}$ which lies N. and E. of North
River, the E. 50.56 rods in width of that part of the
SE $\frac{1}{4}$ NE $\frac{1}{4}$ which lies S. and W. of North River, the E.
50.56 rods in width of the SE $\frac{1}{4}$, Frl.NW $\frac{1}{4}$ NE $\frac{1}{4}$ except that
part thereof which lies S. and W. of North River, SW $\frac{1}{4}$ NE $\frac{1}{4}$
except that part thereof which lies S. of North River
and W. of the center of public highway located across

EXHIBIT "A" (Continued)

said tract in the year 1933, all that part of the Fr1.NE $\frac{1}{4}$ NW $\frac{1}{4}$ which lies N. and E. of North River, all that part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ which lies S. and E. of the center of public highway located across said tract in the year 1933, and the N. 60 acres of the SW $\frac{1}{4}$ except a tract described as follows: Commencing at the NW. corner of said SW $\frac{1}{4}$, thence S. 60 rods, thence E. 26 rods 9 feet, thence NE. to a point 33 rods 5 feet E. of the NW. corner of said SW $\frac{1}{4}$, thence W. to place of beginning.

Section 4: The E. 20 acres of the NEFr1. $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, the E. 5 acres of the SW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 77 North, Range 27 West, 5th P.M.

Section 34: E $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$,
E $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$,
SW $\frac{1}{4}$ NW $\frac{1}{4}$, all that part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying Westerly
of the middle of North Branch of North River.

Section 35: W $\frac{1}{4}$ SW $\frac{1}{4}$