

Document 2009 1242

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Date 4/28/2009 Time 8:21 AM

Rec Amt \$17.00 Aud Amt \$25.00

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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: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

U.S. Bank Farm Management, Attn: Joe Trumm, 222 2nd SE, Cedar Rapids, IA 52401

Return Document To: (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Fred R. Hunter Trust

Grantees:

Fred L. Christensen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One
Dollar(s) and other valuable consideration,
U.S. Bank, N.A.
(Trustee) (~~Co-Trustees~~) of Fred R. Hunter Trust created under the Trust Agreement dated October 2, 1962
does hereby convey to
Fred L. Christensen

the following described real estate in Madison County, Iowa:
1/3 interest in and to:

See Exhibit "A" attached

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.

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 this 20 day of February, 2009.

Fred R. Hunter Trust
USBank, Trustee

By: Cathy Adams, VP
(title)

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 Story
This instrument was acknowledged before me on February 20, 2009
by Cathy Adams
as Trustee
of Fred R. Hunter Trust

Jennifer A Hendrian
Jennifer A Hendrian Notary Public

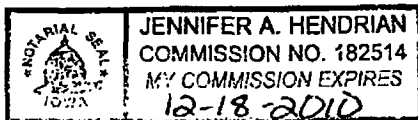


EXHIBIT "A"

The West Fractional Half (W Fr. $\frac{1}{2}$) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29), West of the 5th P.M., excepting the Right-of-Way of the Chicago, Rock Island and Pacific Railroad over and across the same MADISON COUNTY, IOWA; and except all that part of the West Half of the Northwest Quarter ($W\frac{1}{2} NW\frac{1}{4}$) in Section Two (2), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, lying South of the Chicago, Rock Island and Pacific Railway right of way as now located, containing four (4) acres more or less.

AND

The West fractional Half ($W\frac{1}{2}$) of the Northwest Fractional Quarter ($NW\frac{1}{4}$), the East Half ($E\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$), and the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) all in Section One (1), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

AND

The West fractional Half ($W\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) and the West fractional Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., 174.88 acres, more or less.

The East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

The Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) and the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, consisting of 60 acres more or less