Document 2009 1244

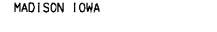
Book 2009 Page 1244. Type 03 001 Pages 3

Date 4/28/2009 Time 8:23 AM Rec Amt \$17.00 Aud Amt \$25.00

INDX 1 ANNO SCAN

LISA SMITH, COUNTY RECORDER

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:

Grantees:

Fred R. Hunter Trust

Susan A. Dill

Legal description: See Page 2

Document or instrument number of previously recorded documents:

The Iowa State Bar Association 2005 IOWADOCS®



TRUSTEE WARRANTY DEED (Inter Vivos Trust)

For the consideration of Onc		
Dollar(s) and other valuable consideration,		
U.S. Bank, N.A. (Trustee) (Go-Trustees) of Fred R. Hunter	Trust created under	the Trust Agreement dated October 2.
1962		
does hereby convey to Susan A. Dill	•	
the following described real estate in	Madison	County, lowa:
1/3 interest in and to:		
·		•
See Exhibit "A" attached		
The consideration for this deed is less that	an \$500.00. Therefo	re, no Declaration of Value or Ground
Water Statement is required.		
The grantor hereby covenants with grantestate by title in fee simple; that grantor has that the real estate is free and clear of all ligrantor covenants to warrant and defend the	s good and lawful auti iens and encumbrance	nority to sell and convey the real estate; es, except as may be above stated; and
may be above stated. The grantor further warrants to the gran	itees all of the following	no. That the trust pursuant to which the
transfer is made is duly executed and in exis	stence: that to the know	wledge of the grantor the person creating
the trust was under no disability or infirmity a to the grantees is effective and rightful; and	I that the trustee know	s created: that the transfer by the trustee s of no facts or legal claims which might
impair the validity of the trust or the validity of Words and phrases herein, including the	f the transfer.	
or plural number, according to the context.	55.55	eor, shan be constitued as in the singular
Dated this 20 day of February	2009.	
Fred R. Hunter Trust .		
U.S. Bank, Trustee		
1	1	
By: Cat 12 11. 11 &	and, VP_	
(title)	_	•
By:		
(title)	-	
As (Trustee) (Co-Trustee) of the above-entitled trust		(Trustee) (Co-Trustee) of above-entitled trust
		above-entitled trast
STATE OF IOWA CO This instrument was acknowledged before r	UNTY OF Story	20 2000
by Cathy J. Adams	ne on <u>rextructing</u>	20,207
as Trustee		
of Fred R. Hunter Trust		1 1 1 1 ···
JENNIFER A. HEN	DRIAN	Camper U. ttendran
STATES TO THE PROPERTY OF THE	182514 i	Miniter A. Handnay Notary Public
1 音楽器 * Luy commission E	XPIKEO	
10-18-201	<u>U</u>	

EXHIBIT "A"

The West Fractional Half (W Fr. ½) of the Northwest Fractional Quarter (NW Fr. ¼) 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 (W½ NW¼) 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 (W½) of the Northwest Fractional Quarter (NW¼), the East Half (E½) of the Northwest Quarter (NW¼), and the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) all in Section One (1), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, lowa

AND

The West fractional Half (W½) of the Northwest Quarter (NW¼) and the West fractional Half (W½) of the Southwest Quarter (SW¼) 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 (E½) of the Northeast Quarter (NE¼) 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 (NW¼) of the Southwest Quarter (SW¼) and the West Half (W½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) 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