

REAL ESTATE TRANSFER
TAX PAID 5
STAMP #
\$ 69.60
Michelle Utzler
RECORDER
2-6-03 Madison
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED

FILED NO. 000686
BOOK 2003 PAGE 686
2003 FEB -6 PM 1:01
MICHI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Paul M. Goldsmith, 929 1/2 Braden Avenue, Chariton, (641) 774-5889
Individual's Name Street Address City Phone
Paul M. Goldsmith ISBA # 1918 SPACE ABOVE THIS LINE FOR RECORDER

✓ Address Tax Statements: Alfred T. and Johan Zimmerman, 7638 Ashworth Road, West Des Moines, IA 50268

\$ 43,950.00 *KK*

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Ten and no/100 Dollar(s) and other valuable consideration, William J. Isenberger, as Trustee of the Deloris K. Isenberger Revocable Living Trust Agreement dated September 17, 2002; and Deloris K. Isenberger, as Trustee of the William J. Isenberger Revocable Living Trust Agreement dated September 17, 2002 do hereby convey to Controlled Genetics, Incorporated the following described real estate in Madison County, Iowa:

The East Half of the Southeast Quarter (E 1/2 SE 1/4) of Section Thirty-four (34) in Township Seventy-four (74) North, of Range Twenty-six (26) West of the 5th P.M., located in the County of Madison, State of Iowa.

This Deed is given in satisfaction of a Real Estate Contract which was filed January 17, 1992, in Book 129 at page 488 in the Madison County Recorder's Office. It is therefore exempt from a Declaration of Value and a Groundwater Hazard Statement. Revenue stamps of \$69.60 are being paid with this Deed, which represents one-half of the purchase price of the Contract for the real estate in Madison County, 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: January 22, 2003.

William J. Isenberger
William J. Isenberger,
as Trustee of the Deloris K. Isenberger Revocable
Living Trust dated September 17, 2002

Deloris K. Isenberger
Deloris K. Isenberger,
As Trustee of the William J. Isenberger Revocable
Living Trust dated September 17, 2002

STATE OF FLORIDA, COUNTY OF SARASOTA) ss:

This instrument was acknowledged before me on the 22nd day of January, 2003, by William J. Isenberger and Deloris K. Isenberger as Trustees of the above-entitled trusts.

Denise L. Tucker
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.

