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Date 1/31/2011 Time 11:34 AM

Rec Amt \$19.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY 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)

Robert W. Goodwin, 311 W. Lincoln Way, Suite 1, Ames, IA 50010-3317, Phone: (515) 232-7390

Taxpayer Information: (Name and complete address)

Wanda M. Thomas & Charles M. Thomas, 8001 Dellwood Drive, Urbandale, Iowa 50322.

Return Document To: (Name and complete address)

Robert W. Goodwin, 311 W. Lincoln Way, Suite 1, Ames, IA 50010-3317.

Grantors:

Shirley M. Tice, Trustee of the Busch Family Trust

Grantees:

Wanda M. Thomas
Charles M. Thomas

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,
Shirley M. Tice
(Trustee) ~~(Co-Trustee)~~ of the Busch Family Trust

does hereby convey to
Wanda M. Thomas and Charles M. Thomas, wife and husband, as Joint Tenants with rights of
survivorship, of an undivided one-half (1/2) interest as Tenants In Common in

the following described real estate in Madison County, Iowa:
See 1 in Addendum

This Deed is exempt from transfer tax pursuant to Section 428A.2(20) & 21,
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 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 22nd day of December, 2010.

BUSCH FAMILY TRUST

By: _____ (title) Shirley M. Tice
Shirley M. Tice

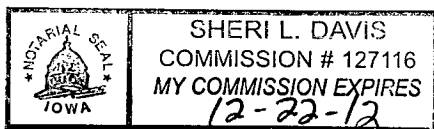
By: _____ (title)

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 December 22, 2010, by
Shirley M. Tice



Sheri L. Davis
_____, Notary Public

Addendum

1. The Southeast Quarter ($\frac{1}{4}$), and the South Three-fourths ($\frac{3}{4}$) of the South Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a tract located in the Southwest Quarter ($\frac{1}{4}$) of said Section Seventeen (17) described as follows: Commencing at the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) and running thence East 20 chains, thence North 78 rods to the center of Middle River, thence up said river to a point 6 chains and 50 links due West, thence South 16 chains and 20 links, thence West to the West line of said Southwest Quarter ($\frac{1}{4}$) thence South to the place of beginning; and also the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Seventeen (17), except a tract commencing at the Northwest corner thereof and running thence South 88 rods, thence North 45° East 38 rods and 9 links, thence North $22\frac{1}{2}^\circ$ West 19 rods, thence North $59\frac{1}{2}^\circ$ East 34 rods, thence North 28° East 36 rods and 13 links to the North line of said tract, thence West to the place of beginning, AND

The Northwest Quarter ($\frac{1}{4}$), and the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty (20) described as follows: Commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and running thence East on the section line 16 chains, thence South 2.80 chains, thence South $78\frac{1}{2}^\circ$ West, 3.32 chains, thence North $41\frac{1}{2}^\circ$ West, 2.49 chains, thence South 70° West, 2.50 chains, thence South 33° West, 8.53 chains, thence south 10.25 chains to the South line of said 40-acre tract, thence West 4 chains to the Southwest corner thereof, thence North to the place of beginning.