



Document 2011 360

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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)

James L. Sayre, 13375 University Avenue, Suite 101, Clive, Iowa 50325,
Telephone: (515) 457-7086

Taxpayer Information: (Name and complete address)

Genevieve E. Gunderman, Trustee, 9225 Cascade Avenue, Apt. 1201, West Des Moines,
Iowa 50266

Return Document To: (Name and complete address)

James L. Sayre, 13375 University Avenue, Suite 101, Clive, Iowa 50325

Grantors:

Genevieve E. Gunderman, Trustee of
the Loren and Genevieve Gunderman
Revocable Trust, dated May 21, 1993

Grantees:

Loren T. Gunderman Trust,
Genevieve E. Gunderman and
Matthew R. Gunderman, Trustees

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Genevieve E. Gunderman, as the existing and sole remaining Trustee of the Loren and Genevieve
~~(Trustee) (Co-Trustee) of~~ Gunderman Revocable Trust, dated May 21, 1993, as Grantor,
does hereby convey to
the Loren T. Gunderman Trust, Genevieve E. Gunderman and Matthew R. Gunderman, Trustees, as
Grantees,

the following described real estate in Madison County, Iowa:

An undivided one-half interest in the real property legally described in attached Exhibit "A."

This deed is exempt from the Iowa transfer tax, Iowa Code Section 428A.1, as a transfer for consideration less than \$500, in accordance with Iowa Code Section 428A.2, Exemption 21.

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 18 day of January, 2011.

LOREN AND GENEVIEVE GUNDERMAN
REVOCABLE TRUST, dated May 21, 1993

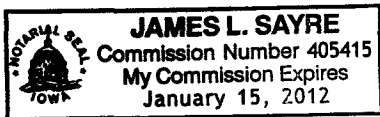
By: Genevieve E. Gunderman
Genevieve E. Gunderman (title)

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 POLK
This instrument was acknowledged before me on January 18, 2011
by Genevieve E. Gunderman
as the existing and sole remaining Trustee
of the Loren and Genevieve Gunderman Revocable Trust, dated May 21, 1993.



James L. Sayre, Notary Public

EXHIBIT "A"

An undivided one-half interest in:

The West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Four (4), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the South 40 feet of the West half ($\frac{1}{2}$) of said Southeast Quarter ($\frac{1}{4}$) for road purposes, EXCEPT one-half ($\frac{1}{2}$) acre on the North line of said Southeast Quarter ($\frac{1}{4}$) for cemetery, and EXCEPT a tract of land in the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Four (4), more particularly described as follows: Commencing at the Center of Section Four (4), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County Iowa, thence along the North line of the Southeast Quarter ($\frac{1}{4}$) of said Section Four (4), North $90^{\circ}00'00''$ East 452.86 feet to the point of beginning, thence continuing along said North line, North $90^{\circ}00'00''$ East 1,072.01 feet; thence South $10^{\circ}45'58''$ West 1,105.41 feet along the westerly right of way line of a county road; thence North $89^{\circ}11'05''$ West 536.15 feet; thence North $16^{\circ}59'16''$ West 1,127.52 feet to the point of beginning, said tract of land contains 19.969 Acres.

and

The West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$); the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), the South 1 Acre of the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); and the Southwest Quarter ($\frac{1}{4}$), all in Section Four (4), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P. M., Madison County, Iowa, EXCEPT a tract of land in the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Four (4), more particularly described as follows: Beginning at the South Quarter ($\frac{1}{4}$) Corner of Section Four (4), thence South $89^{\circ}51'02''$ West 1,994.99 feet along the South line of the Southwest Quarter ($\frac{1}{4}$) of said Section Four (4), thence North $00^{\circ}02'52''$ West 469.25 feet, thence North $89^{\circ}51'02''$ East 1,994.99 feet to the East line of said Southwest Quarter ($\frac{1}{4}$), thence, along said East line, South $00^{\circ}02'52''$ East 469.25 feet to the point of beginning, containing 21.491 acres.