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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072
(515) 758-2267

Taxpayer Information: (Name and complete address)

William W. Hunter
P.O. Box 488
Earlham, Iowa 50072

Return Document To: (Name and complete address)

ES Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Ralph B. Hunter Trust

Grantees:

William W. Hunter

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One and no/100ths
Dollar(s) and other valuable consideration,
WILLIAM W. HUNTER
(Trustee) ~~(Co-Trustee)~~ of the RALPH B. HUNTER TRUST dated October 2, 1962 and Restated and
Amended October 24, 1975
does hereby convey to
WILLIAM W. HUNTER

the following described real estate in Madison County, Iowa:
The East One-half of the Southwest Quarter (E½ SW¼) of Section 12, Township 77 North, Range 29 West
of the 5th P.M., Madison County, Iowa.

This deed is transferring real estate on termination of a trust to a beneficiary of the trust. Monetary
consideration is less than \$500.00. This transfer is exempt from the Iowa real estate transfer tax and
declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(20)
and (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 31st day of January, 2011.

By: _____

By: _____

As (Trustee) (Co-Trustee) of
the above-entitled trust



William W. Hunter
William W. Hunter

As (Trustee) ~~(Co-Trustee)~~ of
the above-entitled trust

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on January 31,
2011, by William W. Hunter as Trustee of the Ralph B. Hunter Trust.

Samuel H. Braland, Notary Public