

DEED OF TRUST

THIS INDENTURE, made and executed this 27th day of February,
19 87, by and between Erik J. McKee and Joan M. McKee, husband and wife,
of Madison County, Iowa,
hereinafter referred to individually and collectively as "Grantors", and Brenton Bank and Trust Company
an Iowa banking corporation
with its principal office and place of business at Adel, Iowa, hereinafter referred to as "Grantee",

W-I-T-N-E-S-S-E-T-H:

That Grantors for and in consideration of the indebtedness to the Grantee and of the Trust hereinafter
created, and other valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant,
bargain, sell and convey unto Grantee, its successors and assigns forever, the certain real estate and the ap-
purtenances thereunto

belonging, situated in the County of Madison and the State of Iowa,
to-wit:

The South 135 feet of the East 100 feet of the West 493.3 feet of the North
Quarter (1/4) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of
Section Six (6), in Township Seventy-seven (77) North, Range Twenty-eight
(28) West of the 5th P.M., Madison County, Iowa, all now being in and forming
a part of the City of Earlham, Madison County, Iowa; and the South 135 feet
of the East 205 feet of the West 698.3 feet of the North One-fourth (1/4) of the
Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Six (6) in
Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.,
Madison County, Iowa.

RELEASED 9-25-97 GEE
MORTGAGE RECORD 192 PAGE 796



FILED NO. 1726
BOOK 147 PAGE 515
1987 MAR -3 AM 11:56
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents,
royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached
to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property
covered by this Deed of Trust; and all of the foregoing, together with said property are herein referred to as the "Property".

The Grantors do hereby covenant with Grantee that the Grantors have good and lawful authority to sell, convey, assign and
encumber the Property; that said Property is free and clear of all liens and encumbrances whatsoever except as may be stated;
and Grantors covenant to warrant and defend the said Property against the lawful claims of all persons whomsoever, except as
may be above stated.

Provided always, that this conveyance is made in trust for the following uses and purposes:

To secure the performance of the covenants and agreements herein set forth and the payment of the indebtedness evidenc-
ed by the promissory note(s) or other instruments executed by Grantors, either jointly or severally, to the order of Grantee and
any other indebtedness of Grantors, jointly or severally, to Grantee, whether now existing or hereafter incurred, of every kind and
character, direct or indirect, whether as maker, endorser, guarantor, surety or by way of overdrafts, and whether such in-
debtedness is from time to time reduced and thereafter increased or entirely extinguished and thereafter reincurred, including,
without limitation, any sums advanced by Grantee in the performance of Grantors' obligations hereunder, including the payment
of any fees, insurance, repairs, taxes and amounts secured by encumbrances with respect to the Property, and any attorney fees
and other charges and expenses incurred in the collection of the obligations secured hereby, it is the intention of Grantors to
secure payment to Grantee of any indebtedness now or hereafter owing by Grantors, or either of them, to Grantee and also to
secure payment of any extensions or renewals of any such indebtedness or any part thereof; provided, however, that in-
debtedness incurred in a "Consumer Credit Transaction" as defined in the Iowa Consumer Credit Code shall not be secured by
this Deed of Trust. The security granted or to be granted hereby is and shall be continuing until specifically terminated in writing
by the Grantee.

Grantors hereby agree to pay all taxes and assessments, general or special, upon or against the Property, before
such taxes or special assessments become delinquent and agree to pay, when due, all monies secured by liens or encum-
brances that may be upon or against any of the Property. Grantors shall keep the improvements now existing or hereafter
erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other
hazards as Grantee may require and in such form and amounts and for such periods as Grantee may require; provided, that
Grantee shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured
hereby. Grantors shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the
Property.

