



Document 2011 2192

Book 2011 Page 2192 Type 03 001 Pages 3
Date 8/18/2011 Time 8:36 AM
Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

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)

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

Grantors:

Fred R. Hunter Trust

Grantees:

Ralph B. Hunter Trust

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 (\$1.00)
Dollar(s) and other valuable consideration,
ANNE E. SCHAFER and PAUL F. SCHAFER
(Trustees) (Co-Trustees) of the FRED R. HUNTER TRUST U/A dated October 2, 1962

does hereby convey to
William W. Hunter as Trustee of the RALPH B. HUNTER TRUST dated October 2, 1962 and Restated and Amended October 24, 1975,

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

1.15 acres located in the South part of the East Half (1/2) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at a point 429 feet North of the Southeast corner of said Northwest Quarter (1/4), thence North 76.06 feet, thence West 610.5 feet, thence South 76.06 feet, thence East 610.5 feet to the place of beginning.

Monetary consideration is less than \$500.00; therefore, 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(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 16th day of August, 2011.

By: _____

By: _____

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



Anne E. Schafar
Anne E. Schafar, Co-Trustee
Paul F. Schafar
Paul F. Schafar
As ~~Trustee~~ (Co-Trustee) of
the above-entitled trust

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 16,
2011, by Paul F. Schafar as Co-Trustee of the Fred R. Hunter Trust U/A dated 10-02-1962.

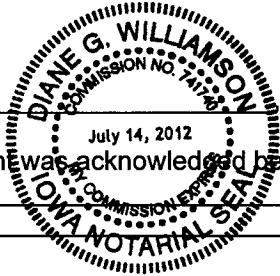
Diane G. Williamson
Diane G. Williamson, Notary Public

Acknowledgments for Individuals

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 16, 2011, by Anne E. Schafer as Co-Trustee of the Fred R. Hunter Trust U/A dated 10-02-1962

Diane G. Williamson
Diane G. Williamson, Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

_____, Notary Public

Acknowledgments for Corporation or Other Entity

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____,
by _____
as _____ of _____.

_____, Notary Public