



Document 2012 327

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Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CORRECTED

TRUSTEE SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 108

Recorder's Cover Sheet



Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273
(515) 462-4912

Taxpayer Information: (Name and complete address)

Hickory Hill Hereford Farm, LLC, Attn: Douglas E. Gross
4117 Ashby Avenue
Des Moines, Iowa 50310

Return Document To: (Name and complete address)

John E. Casper
P.O. Box 67
Winterset, Iowa 50273

Grantors:

Clyde E. Bierma Trust under Trust
Agreement, dated December 3, 2002

Grantees:

Hickory Hill Hereford Farm, LLC

Legal description: Page 2

Document or instrument number of previously recorded documents: N/A



TRUSTEE SPECIAL WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$348,876.64
Dollar(s) and other valuable consideration,
JoAnn K. Berry
(Trustee) (Co-Trustees) of Clyde E. Bierma Trust under Trust Agreement, dated December 3, 2002

does hereby convey to
Hickory Hill Hereford Farm, LLC

the following described real estate in Madison County, Iowa:
See Exhibit "A" attached hereto and incorporated herein.

This Deed corrects and supersedes the legal description of the real estate described in the deed which is dated December 29, 2011, and filed for record on January 3, 2012 in the Madison County Recorder's Office in Book 2012 at Page 26.

The grantor does hereby covenant with grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under grantor, 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 30 day of January, 2012.

Clyde E. Bierma Trust under Trust Agreement, dated December 3, 2002

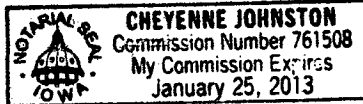
By: JoAnn K. Berry, Trustee
JoAnn K. Berry, Trustee (title)

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 MADISON
This instrument was acknowledged before me on January 30, 2012, by JoAnn K. Berry, Trustee
As [Trustee][Co-Trustee] of the above entitled trust.



Cheyenne Johnston, Notary Public

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

EXHIBIT "A"

The Northwest Quarter ($\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **AND** the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-four (24), **AND** a tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-four (24), more particularly described as follows, to-wit: Commencing at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-four (24), thence East 340 feet, thence South 270 feet, thence West 340 feet, thence North to the point of beginning, containing 2 acres, more or less; **EXCEPT** a parcel of land described as commencing at the Southwest corner of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-four (24), thence running East 34 feet, thence Northeast 425 feet, thence West 94 feet, thence South 425 feet to the point of beginning; **AND EXCEPT** Parcel "I" located in the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-four (24), containing 83.67 acres, as shown in Plat of Survey filed in Book 2011, Page 2115 on August 10, 2011, in the Office of the Recorder of Madison County, Iowa.