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Rec Amt \$17.00 Aud Amt \$5.00

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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)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Lauridsen Rustic Retreat, LLC, 2425 SE Oak Tree Court, Ankeny, IA 50021

✓ **Return Document To:** (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Clarence H. Meader, Trustee
of the Meader Family Trust dated
July 19, 1991

Grantees:

Lauridsen Rustic Retreat, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$1.00
Dollar(s) and other valuable consideration,
Clarence H. Meader III
(Trustee) ~~(Co-Trustee)~~ of Meader Family Trust dated July 19, 1991

does hereby convey to
Lauridsen Rustic Retreat, LLC

the following described real estate in Madison County, Iowa:
See 1 in Addendum

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 5th day of NOV. 2012

Meader Family Trust dated July 19, 1991

By: _____
(title)

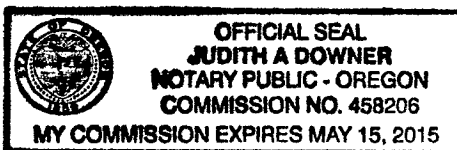
Clarence H Meader III
Clarence H. Meader III

By: _____
(title)

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

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

STATE OF OREGON, COUNTY OF MAADON
This instrument was acknowledged before me on November 5, 2012, by
Clarence H. Meader III, Trustee of the Meader Family Trust dated July 19, 1991



Judith A Downer
May 15 2015, Notary Public

Addendum

1. RE: All right, title and interest in and to:
The South One-half ($\frac{1}{2}$) of the North One-half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

This deed is also given for the purpose of curing title objections. The transfer tax was paid on prior deeds to grantee.

This deed is exempt according to Iowa Code 428A.2(21).