TRUSTEE WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information:
Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

Taxpayer Information:
Timothy R. and Sheila R. Morey; 7400 Barnes Court; Fort Collins, CO 80528

Return Address
Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

Grantors:
Melvin Dwain Van Buren Revocable Living Trust dated May 18, 1995

Grantees:
Timothy T. Morey and Sheila R. Morey

Legal Description: 2

Document or instrument number of previously recorded documents:

This Warranty Deed is given in performance of the Real Estate Contract recorded April 25, 2013, in Book 2013 at Page 1160 of the Madison County records, and the Corrected Real Estate Contract recorded May 13, 2013, in Book 2013 at Page 1353 of the Madison County records.

TRANSFER TAX = $119.60 (½ purchase price)

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration,

Melvin Dwain Van Buren, Trustee of The Melvin Dwain Van Buren Revocable Living Trust dated May 18, 1995

hereby convey to

**Timothy T. Morey and Sheila R. Morey,
husband and wife,
as Joint Tenants with full right of ownership in the survivor, and not as Tenants in Common**

the following described real estate in Madison County, Iowa:

AN UNDIVIDED ONE-QUARTER (¼) INTEREST IN AND TO:

The East Half of the Southwest Quarter (E½ SW¼) and the North Half of the Southeast Quarter (N½ SE¼) , AND the South Half of the Southeast Quarter (S½ SE¼) of Section Twenty-four (24), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

EXCEPT a parcel of land located in the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) and in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of said Section Twenty-four (24), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 139 on March 2, 1989, in the Office of the Recorder of Madison County, Iowa;

AND EXCEPT a parcel of land located in the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of said Section Twenty-four (24), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 140 on March 2, 1989, in the Office of the Recorder of Madison County, 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: April 29, 2013

THE MELVIN DWAIN VAN BUREN REVOCABLE LIVING TRUST DATED MAY 18, 1995

By: *Melvin Dwain Van Buren*
Melvin Dwain Van Buren

As Trustee of the above-entitled Trust

STATE OF COLORADO, COUNTY OF LARIMER

This instrument was acknowledged before me on ___14th June 2013___ 2013, by Melvin Dwain Van Buren as Trustee of The Melvin Dwain Van Buren Revocable Living Trust dated May 18, 1995.

Wong Chun Ung
Notary Public in and for the State of Colorado