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Rec Amt \$17.00 Aud Amt \$10.00

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ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information:

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250, Phone: (515) 523-2843

Taxpayer Information:

Wayne K. Carter, 619 East Front Street, Stuart, Iowa 50250

✍ ✓ **Return Address**

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250

Grantors:

Wayne K. Carter

Grantees:

Marian P. Carter Trust, Wayne K. Carter, Trustee and Lee R.H. Carter, Trustee

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

William E. Bump, Attorney

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Wayne K. Carter and Lee R.H. Carter, Trustees of MARIAN P. CARTER TRUST do hereby convey to Wayne K. Carter, the following described real estate in Madison County, Iowa:

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-eight West of the 5th P.M., Madison County, Iowa;

And

The North Fractional Half of the Northeast Quarter (Nfr $\frac{1}{2}$ NE $\frac{1}{4}$) and the Northeast Fractional Quarter of the Northwest Quarter (Nfr $\frac{1}{4}$ NW $\frac{1}{4}$) and the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Six (6) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, both subject to easements and Public Highway conveyances of record, and excepting therefrom the following: A parcel of land in the North Half of the Northeast Fractional Quarter (N $\frac{1}{2}$ NEfr $\frac{1}{4}$) of Section Six (6), Township Seventy-five (75) North Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Six (6), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the North line of said Section Six (6), South 90°00'00" West 1,102.94 feet; thence South 00°00'00", 70.00 feet to the point of beginning. Thence continuing South 00°00'00", 362.37 feet; thence South 90°00'00" West 360.87 feet; thence North 00°00'00", 358.28 feet; thence North 85°23'12" East, 50.82 feet along the South Right of Way line of Highway No. 92; thence north 90°00'00" East 310.21 feet to the point of beginning. Said parcel of land contains 3.000 Acres.

This deed is exempt according to Iowa Code 428A.2(13).

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: December 16, 2014

MARIAN P. CARTER TRUST

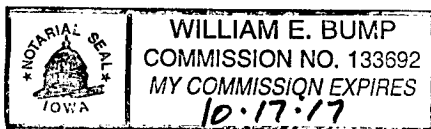
Wayne K. Carter
Wayne K. Carter

Lee R.H. Carter
Lee R.H. Carter

As Trustees of the above-entitled trust

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me this this 16th day of December, 2014, by Wayne K. Carter and Lee R.H. Carter, Trustees



William E. Bump
Signature of Notary Public