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Rec Amt \$17.00 Aud Amt \$15.00

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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: (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)

G Five Farms, LLC, 31166 Vintage Point, Waukee, IA 50263

Return Document To: (Name and complete address)

G Five Farms, LLC, 31166 Vintage Point, Waukee, IA 50263

Grantors:

Lynne M. Grossman

Grantees:

G Five Farms, 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 Dollar(s)
and other valuable consideration, Lynne M. Grossman

(Trustee) (~~Co-Trustees~~) of Lynne M. Grossman Living Trust

does hereby convey to G Five Farms, LLC

the following
described real estate in Madison County, Iowa: See attached Exhibit "A" This deed is
exempt according to Iowa Code 428A.2(14).

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 30th day of December, 2014.

Lynne M. Grossman Living Trust

By: _____
(title)

Lynne M. Grossman
Lynne M. Grossman

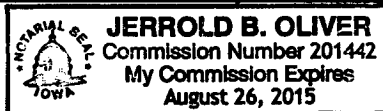
By: _____
(title)

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 record was acknowledged before me this 30 day of Dec, 2014
by Lynne M. Grossman, Trustee of the Lynn M. Grossman Living Trust



Jerrold B. Oliver
Signature of Notary Public

Exhibit "A"

The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), and the West Half (W 1/2) of the Northeast Quarter (NE 1/4), EXCEPT all that part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) lying South and West of the public highway AND EXCEPT all that part of the North Half (N 1/2) of the Northeast Quarter (NE 1/4), lying North of Middle River, of Section Eight (8); and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Nine (9), all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND EXCEPT Lot Three (3) of Middle River View Subdivision located in the Northeast Quarter (1/4) of Section Eight (8) and the Northwest Quarter (1/4) of Section Nine (9) all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND EXCEPT Lot Four (4) of Middle River View Subdivision located in the Northeast Quarter (1/4) of Section Eight (8) and the Northwest Quarter (1/4) of Section Nine (9) all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

AND

The North 92.5 Acres of the West Half (W 1/2) of the East Half (E 1/2) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a strip of land 231 feet wide all along the north eand of this tract, which is 231 feet by 1320 feet, being a 7-acre parcel of land. Also except a parcel of land running East and West 800 feet and North and South 275 feet located in the very Southeast corner of the above-described 92.5 acres

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