That Louie Jungst sold to Wilma Lantz Stewart the following described real estate, to-wit:

West Half of the Southeast Quarter and the East 43 acres of South Half of the Northeast Quarter of Section 30, Township 74 North, Range 29, West of the 5th P.M. in Madison County, Iowa

and reserved the right to occupy the house, garage, house yard, small garden and access through the real estate to the above items, for so long as grantor occupies and uses the above reserved property or as long as any of his personal effects are in the house.

That I know that my father died October 23, 1967 DeKalb, Illinois. That by his death his interest in the above and foregoing buildings and ground terminated, and his personal effects have all been removed from the premises.

Dale G. Jungst
Dale G. Jungst

Subscribed and sworn to before me by Dale G. Jungst this 24 day of November, 1967.

NOTARIAL SEAL

R. H. Werner
R. H. Werner Notary Public

Ethel Mease et al
To
G. Willard Mease, Trustee
Grover Mease Estate Trust

#231 I.M.M.
Fee $4.50

Filed for record the 16 day of February A. D. 1968 at 10:16 o'clock A.M.
Mary E. Welty, Recorder

TRUST AGREEMENT

THIS AGREEMENT made and entered into by and between Ethel Mease, Thelma M. Colvin, Lois Eve Welch, G. Willard Mease and Jack D. Mease as SETTLORS, WITNESSETH:

WHEREAS, Ethel Mease, under the Will of Grover Mease, deceased, was devised a life estate in and to all of the real estate and personal property owned by Grover Mease, and,

WHEREAS, Ethel Mease has converted and commingled said personal property with personal property which she owned in her own right, and,

WHEREAS, the said Ethel Mease is desirous of selling the real estate in which she holds said life estate together with other real estate which she owns in fee simple, and,

WHEREAS, all of the Settlors are desirous of defining and separating the property which passed under the Will of Grover Mease, deceased, from the property which Ethel Mease owns outright.

NOW, THEREFORE, IT IS AGREED between the said Ethel Mease and the said Thelma M. Colvin Lois Eve Welch, G. Willard Mease and Jack D. Mease that all of the real estate which passed under the Will of Grover Mease, deceased, and which is held by the Settlors herein shall be conveyed to a Trustee and that said Trustee shall be authorized to sell and convey said real estate.

It is further agreed between the Settlors herein that in the event it becomes advantageous for said Trustee to sell the real estate which was devised under the Will of Grover Mease, deceased, as part of a tract, the other part of the tract being the real estate owned by Ethel Mease, individually, then and in such event, the proceeds from the sale of all of said real estate as one single tract shall be divided fifty (50) per cent to said Trustee and fifty (50) per cent to Ethel Mease.

It is further agreed between all of the parties hereto that G. Willard Mease be and is hereby appointed Trustee and that such Trust may be known as GROVER MEASE ESTATE TRUST.

It is further agreed that all of the Settlors named herein and their respective spouses shall immediately join in conveying the real estate devised under the Will of Grover Mease,

deceased, to said Trustee.

It is agreed between the Settlors herein and G. Willard Mease, as Trustee, that said Trustee shall have the powers and duties hereinafter set forth and that the property coming into his hands shall be held and managed by him as hereinafter set forth, to-wit:

1. The Trustee shall collect the income from all of the property coming into his hands and shall distribute and pay the net income of this Trust to Ethel Mease during her lifetime.

2. In the event Ethel Mease enters into a contract to sell the real estate owned by her individually, said Trustee is hereby authorized and empowered to join with the said Ethel Mease in selling the real estate coming into his hands to the end that all of said real estate may be sold as one tract or unit, and the net proceeds of the sale of said real estate shall be divided as hereinbefore agreed.

3. Said Trustee shall have full authority to invest and reinvest the principal of this Trust in any securities which in his sole discretion he may deem advisable.

4. At the time of the death of the said Ethel Mease, this Trust as then constituted shall be distributed to Thelma M. Colvin, Lois Eve Welch, G. Willard Mease and Jack D. Mease, in equal share per stirpes, provided however, that said beneficiaries may agree that this Trust shall be continued for the purpose of completing the sale of any real estate which has been negotiated by the Trustee.

It is agreed between the Settlors and G. Willard Mease as Trustee that G. Willard Mease shall serve as Trustee without bond and without compensation. In the event of the death or resignation of G. Willard Mease as Trustee, then and in that event, the survivors of Thelma M. Colvin, Lois Eve Welch and Jack D. Mease shall select a new Trustee who shall be designated by amendment to this Trust Agreement.

Dated at Winterset, Iowa, this 3rd day of February, 1968.

Ethel Mease
Ethel Mease

Thelma M. Colvin
Thelma M. Colvin

Lois Eve Welch
Lois Eve Welch

G. Willard Mease
G. Willard Mease

Jack D. Mease
Jack D. Mease

STATE OF IOWA COUNTY OF MADISON : ss

On this 7th day of February, 1968, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Ethel Mease, Lois Eve Welch, G. Willard Mease and Jack D. Mease, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Shirley A. Webster
(Notarial Seal) Shirley A. Webster, Notary Public in and for said County.

STATE OF CALIFORNIA: COUNTY OF SAN DIEGO: ss

On this 12th day of February, 1968, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Thelma M. Colvin to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

ESTHER H. TRAER
Notary Public, California
County of SanDiego

NOTARIAL SEAL

Esther H. Traer
ESTHER H. TRAER, Notary Public
in and for said County
My Commission Expires February 15, 1968.