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INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$40,000

### TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265, Phone: (515) 223-6000

**Taxpayer Information:** (Name and complete address)

Michael Eller, 417 East Filmore Street, Winterset, Iowa 50273

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

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

**Grantors:**

Stephen W. Dunn as Trustee of the  
Dunn Family Trust dated June 10, 1990

**Grantees:**

Michael Eller

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One Dollar(s) and other valuable consideration, Stephen W. Dunn, Trustee (Trustee) (Co-Trustees) of the Dunn Family Trust dated June 10, 1990 does hereby convey to Michael Eller, a single person 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 January 31, 2019.

1-31-19

Stephen W. Dunn, Trustee
Stephen W. Dunn
As Trustee (Co-Trustee) of
the above-entitled trust

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

**Acknowledgment for Individual Trustee**

STATE OF New York, COUNTY OF Columbia

This record was acknowledged before me on January 31, 2019, by Stephen W. Dunn  
as Trustee of the Dunn Family Trust dated June 10, 1990  
As (Trustee) (Co-Trustee) of the above entitled trust.

KATHY-ANNE SCHWEIZER  
#01SC5049981  
Notary Public, State of New York  
Qualified in Columbia County  
My commission expires SEPTEMBER 25th, 2021

[Handwritten Signature]  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public

**Acknowledgment for Corporate Trustee**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_  
As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public


STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_  
As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public

## Addendum 1/2

1. An undivided one-half interest in:

A tract of land located in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point on the North Line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), which is 665 feet West of the Northeast corner thereof, and running thence South  $33^{\circ} 40'$  West, 603.2 feet, thence South  $33^{\circ} 32'$  West 294.6 feet, thence North  $8^{\circ} 30'$  East 627.0 feet, thence North  $53^{\circ} 24'$  East 209.0 feet to the North line of said Forty (40) acre tract, thence East on said North line 241.0 feet to the point of beginning; AND a tract of land located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 627.7 feet West of the Southeast corner of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Six (6), and running thence West on the section line 447.8 feet, thence North  $8^{\circ} 59'$  East 476.1 feet, thence North  $9^{\circ} 39'$  West 876.9 feet, thence North  $1^{\circ} 11'$  East to the intersection of the West line of Public Highway #169, thence South  $16^{\circ} 44'$  East along the West line of said highway approximately 1685.7 feet to the point of beginning, EXCEPT the following-described tracts, to-wit: 

1. A tract condemned for highway purposes described as follows: Commencing at a point on the West line of said highway 207.4 feet Northerly from the Southeast corner of the above-described tract, and running thence South  $73^{\circ} 16'$  West 9.5 feet, thence Southwesterly along a 253.5 foot radius curve central angle  $20^{\circ}$  concave Southerly 88.7 feet, thence South  $53^{\circ} 16'$  West 189.1 feet to the South line of said section, thence West 110.4 feet, thence North  $53^{\circ} 16'$  East 277.5 feet, thence Northeasterly along a 319.5 foot radius curve central angle  $20^{\circ}$  concave Southerly 111.8 feet, thence North  $73^{\circ} 16'$  East 9.5 feet, thence South  $16^{\circ} 44'$  East 66 feet to point of beginning and containing  $\frac{1}{2}$  of an acre, more or less;

2. A tract of land situated in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the Southwest Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Six (6) described as follows: Commencing at the South Quarter ( $\frac{1}{4}$ ) corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North  $16^{\circ} 44'$  West along the West right of way line of U. S. Highway No. 169 871.7 feet to the point of beginning, thence continuing North  $16^{\circ} 44'$  West along said West right of way line 219.0 feet, thence South  $84^{\circ} 55'$  West 164.8 feet, thence North  $07^{\circ} 47'$  West 44.2 feet, thence South  $86^{\circ} 49'$  West 161.8 feet, thence South  $61^{\circ} 04'$  West 88.0 feet, thence South  $00^{\circ} 42'$  East 99.0 feet, thence South  $78^{\circ} 23'$  West 114.8 feet, thence South  $41^{\circ} 52'$  East 162.1 feet, thence South  $33^{\circ} 00'$  East 392.2 feet, thence North  $78^{\circ} 14'$  East 112.7 feet, thence North  $07^{\circ} 52'$  West 339.0 feet, thence North  $82^{\circ} 37'$  East 198.4 feet to the point of beginning, containing 4.2409 acres exclusive of any public road right of way;

3. A tract located in the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) conveyed to Madison County, Iowa, in Deed Record 109, Page 25 on May 25, 1979, in the Office of the Recorder of Madison County, Iowa, more particularly described as follows: Commencing at the

## Addendum 2/2

South Quarter Corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North 16°44' West along the West right-of-way line of U. S. Highway No. 169 1090.7 feet to the point of beginning, thence South 84°55' West 164.8 feet, thence North 144 feet, thence West 30 feet, thence North 770 feet, thence East to the West right-of-way line of U. S. Highway No. 169, thence Southeasterly along the West right-of-way line of U. S. Highway No. 169 to the point of beginning;

4. Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Six (6), and in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Seven (7), as shown in Plat of Survey attached to the Warranty Deed filed in Book 106, Page 363 on February 7, 1977 in the Office of the Recorder of Madison County, Iowa.