

CORRECTIVE* TRUSTEE WARRANTY DEED

Preparer Information:

Christine B. Long
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
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Des Moines, IA 50309-8004
Phone: (515) 246-5839

Taxpayer Information:

RTB Farms, LLC
c/o Robert T. Brown, Manager
4 Foster Drive
Des Moines, IA 50312-2563

Return Document To:

Christine B. Long
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, IA 50309-8004

Grantor:

Robert T. Brown, or his Successor as Trustee of the
Robert T. Brown Revocable Trust U/A/D July 22, 2010

Grantee:

RTB Farms, LLC

Legal Description: Page 2

Document or instrument number of previously recorded documents: Book 2011, Page 79 -80

*Reason: The most recent conveyance from the Robert T. Brown Revocable Trust U/A/D July 22, 2010 to the current titleholder RTB Farms, LLC was made by Quit Claim Deed and did not conform with Standard 4.7 of the Iowa State Bar Association's Iowa Land Title Standards. In order to so conform, the following Corrective Warranty Deed, Purchaser's Affidavit and Individual Trustee Affidavit are being recorded.

TRUSTEE WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Robert T. Brown, Trustee of the Robert T. Brown Revocable Trust U/A/D July 22, 2010, does hereby convey to RTB Farm's LLC, an Iowa limited liability company, all his right, title, interest, estate, claim and demand in the following-described real estate in Guthrie County, Iowa:

The West Fractional Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), and the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the West 10 acres of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), all in Section Eighteen (18), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the South Fractional Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Eighteen (18), containing 1.867 acres, as shown in Plat of Survey filed in Farm Plat Book 1, Page 286 on March 15, 1983, in the Office of the Recorder of Madison County, Iowa.

AND

The Northwest Quarter ($\frac{1}{4}$) and the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

The Grantor hereby covenants with Grantee, 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 Grantee 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 Grantee 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.

This deed and transfer is exempt from transfer tax and declaration of value and groundwater hazard statements under Exemption No. 10 as set out in Iowa Code §428A.2.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

(Signature on following page.)

Dated the 28th day of August, 2019.

GRANTOR:

ROBERT T. REVOCABLE TRUST
U/A/D JULY 22, 2010

By: Robert T. Brown, Trustee
Robert T. Brown, Trustee

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on the 28th day of August, 2019, by Robert T. Brown, Trustee of the Robert B. Brown Revocable Trust.

Christine B. Long
Notary Public

