

**BK: 2020 PG: 4297**  
**Recorded: 11/6/2020 at 10:03:05.0 AM**  
**Pages 3**  
**County Recording Fee: \$27.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$30.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



## **TRUSTEE WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 107  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)  
David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309  
Phone: (515) 246-4555

**Taxpayer Information:** (Name and complete address)  
MLNB, L.L.C., c/o William Hunter, P.O. Box 488, Earlham, IA 50072

**Return Document To:** (Name and complete address)  
David L Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309

**Grantors:**  
Keystone Revocable Trust  
dated December 18, 2007

**Grantees:**  
MLNB, L.L.C.

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**  
BK 2011 PG 1944; and BK 2020 PG 702



TRUSTEE WARRANTY DEED
(INTER-VIVOS TRUST)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, William Hunter (Trustee) (Co-Trustees) of the Keystone Revocable Trust dated December 18, 2007 does hereby convey to MLNB, L.L.C., an Iowa limited liability company the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

AND

The West 60 Acres of the Southeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty-four (34), containing 2.6537 Acres, as shown in Plat of Survey filed in Book 1, Page 119 on January 17, 1977, in the Office of the Recorder of Madison County, Iowa.

Consideration less than \$500.00; No revenue stamps required.

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 Nov 2, 2020.

Keystone Revocable Trust dated December 18, 2007

William W. Hunter
William Hunter
As (Trustee) (Co-Trustee) of
the above-entitled trust

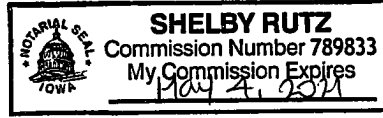
As (Trustee) (Co-Trustee) of
the above-entitled trust

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 11-2-2020, by William Hunter,  
Trustee of Keystone Revocable Trust dated December 18, 2007

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



[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