

BK: 2020 PG: 4299
Recorded: 11/6/2020 at 10:03:08.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
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 2018 PG 3035



**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 Dallas County, Iowa:

The East One-half of the Southeast Quarter (E 1/2 SE 1/4) of Section 31, Township 78 North, Range 28 West of the 5th P.M., Dallas County, Iowa, Except 10 acres in the Northeast portion thereof described as: Beginning at the center of the County road at a point on the East Section line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 31, if extended, thence South 400 feet, thence at right angles West 1089 feet, thence at right angles North 400 feet to the center of said County road, thence East 1089 feet to the point of beginning.

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

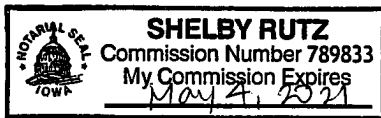
As (Trustee) (~~Co-Trustee~~) of
the above-entitled trust

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