

BK: 2020 PG: 4835
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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

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SPECIAL WARRANTY DEED

GRANTOR, SCOTT HENRICHS, a married individual, of the City of Bloomington, in the County of McLean and State of Illinois for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, GRANTS, BARGAINS and SELLS unto SCOTT A. HENRICHS, as trustee under Trust Agreement dated January 29, 2016, and known as the SCOTT A. HENRICHS REVOCABLE TRUST and any amendments thereto, all of his one-half (1/2) interest in the following described real estate, located in Madison County, Iowa, to wit:

The North Three Fourths (3/4) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

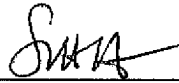
AND

The Southwest Quarter (1/4), EXCEPT the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, AND EXCEPT Parcel "A" located in the East Half (1/2) of the Southwest Quarter (1/4) of said Section Nine (9), containing 6.55 acres, as shown in Plat of Survey filed in Book 2006, Page 4171 on October 9, 2006, in the Office of the Recorder of Madison County, Iowa.

Wherever the names, David M. Griswold III, David Montaigne Griswold, and David M. Griswold appear in connection with the above chain of title of the above real estate, they refer to one and the same person.

This transfer is exempt from transfer tax pursuant to Iowa Code Section 428A.2 (21).

Dated this 30 day of October 2020.



TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency to any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every

