

BK: 2021 PG: 3908
Recorded: 9/17/2021 at 10:15:23.0 AM
Pages 4
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared By: Paul Carey, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309, 515.242.2400
Taxpayer Information/Return to: Keystone Irrevocable Trust, PO Box 488, 315 NE 6th St., Earlham, IA 50072

Trustee's Quit Claim Deed

For the consideration of One Dollar (\$1.00) and other valuable consideration, William W. Hunter as Trustee of the Keystone Revocable Trust U/A/D December 18, 2007 ("Grantor"), does hereby convey to Fay S. Hunter, Mollie L. Jarvis, and Noah B. Hunter, and/or any successors or assigns, as Co-Trustees of the Keystone Irrevocable Trust U/A/D September 10, 2021 ("Grantee"), its interest in that certain real estate located in Madison County, Iowa and legally described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate").

This deed is exempt pursuant to Iowa Code 428A.2(21) as a deed given for no actual consideration as a distribution from a trust.

The undersigned, on behalf of Grantor, further warrants to 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 undersigned, on behalf of Grantor, the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by Grantor to Grantee is effective and rightful; and that the undersigned, on behalf of Grantor, knows of no facts or legal claims which might impair the validity of such 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: September 10, 2021.

[Signature Page Follows]

GRANTOR:

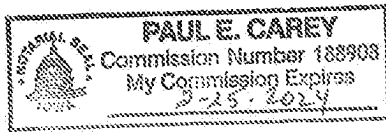
KEYSTONE REVOCABLE TRUST

U/A/D 12/18/2007

By: William W. Hunter
William W. Hunter, Trustee

STATE OF Iowa) SS:
COUNTY OF Delaware)

This record was acknowledged before me on September 10, 2021, by William W. Hunter as Trustee of the Keystone Revocable Trust U/A/D 12/18/2007



Paule E. Carey
NOTARY PUBLIC IN AND FOR SAID STATE

Exhibit "A"
[Legal Description – the Real Estate]

The Northeast Quarter (1/4) 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.

AND

The East One-fourth (1/4) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4), the Southeast Quarter (1/4) of the Southeast Quarter (1/4), and the East 10 Acres of the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

AND

The Southwest Quarter (1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part thereof conveyed for Highway purposes; **AND** the Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Five (5); **AND** Parcel "B" located in the Northeast Fractional Quarter (1/4) of said Section Five (5), containing 26.481 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 147 on April 21, 1989, in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Fractional Quarter (1/4) of said Section Five (5), that lies Southeasterly of a line 150 feet normally distant Southeasterly from and parallel to the centerline of Interstate Route No. 80, said centerline as shown in Patent Recorded in Deed Record 93, Page 626 on May 31, 1966 in the Office of the Recorder of Madison County, Iowa, containing 8 acres, more or less.

AND

The West Fractional Half (1/2) of the Northeast Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the East 1000 feet of the North 850 feet of the South 1550 feet of the West Fractional Half (1/2) of the Northeast Quarter (1/4) of said Section Six (6), containing 19.51 acres, more or less, **AND EXCEPT** the East 50 feet of the South 700 feet of the West Fractional Half (1/2) of the Northeast Quarter (1/4) of said Section Six (6), **AND EXCEPT** Smith's Addition located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Six (6), containing 6.237 acres, as shown in Plat of Survey filed in Book 2, Page 334 on January 16, 1998 in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Six (6), containing 1.771 acres, as shown in Plat of Survey filed in Book 2, Page 375 on November 2, 1998 in the Office of the Recorder of Madison County, Iowa.

AND

Land located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 46.907 acres, as shown in the Retracement Survey filed in Book 2011, Page 1070 on April 28, 2011, in the Office of the Recorder of Madison County, Iowa, more particularly described as follows, to-wit:

Forty (40) acres located in the Northeast corner of the Northwest Quarter (1/4) of said Section Six (6), described as follows, to-wit: Commencing at the Northeast corner of the Northwest Quarter (1/4) of said Section Six (6), thence West 1198.87 feet, thence South 1448 feet, thence East 1208 feet, thence

North 1448 feet to the place of beginning (also described as the North Forty (40) Acres of the East Half (1/2) of the Northwest Fractional Quarter (1/4) of said Section Six (6)), **AND** part of the East Half (1/2) of the Northwest Quarter (1/4) of said Section Six (6) described as follows: Commencing at a point 429 feet North of the Southeast corner of the Northwest Quarter (1/4) of Said Section Six (6), thence North 621.46 feet, thence West 1208 feet, thence South 613.75 feet, thence East 600.77 feet, thence South 33 feet, thence East 610.5 feet to the place of beginning, containing 17.15 acres; **EXCEPTING THEREFROM** a tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Six (6), containing 10.000 acres, as shown in Plat of Survey filed in Book 2, Page 338 on September 21, 1992 in the Office of the Recorder of Madison County, Iowa.