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Rec Amt \$32.00 Aud Amt \$25.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Mulvihill Family Farms, LLC, PO BOX 85012, San Diego, CA 92186-5012



Return Document To: (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Daniel F. Mulvihill and Mary E. Mulvihill, Trustees
under Revocable Declaration of Trust dated
July 28, 1982

Grantees:

Mulvihill Family Farms, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of \$1.00
Dollar(s) and other valuable consideration,
Daniel F. Mulvihill and Mary E. Mulvihill
~~XXXXX~~ (Co-Trustees) of under Revocable Declaration of Trust dated July 28, 1982
does hereby convey to
Mulvihill Family Farms, LLC

the following described real estate in Madison County, Iowa:
See Legal Description Attached

This deed is exempt according to Iowa Code 428A.2(15).

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 this 18th day of DECEMBER, 2012.

By: _____
(title)

Daniel F. Mulvihill
Daniel F. Mulvihill

By: _____
(title)

Mary E. Mulvihill
Mary E. Mulvihill

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

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

STATE OF IOWA, COUNTY OF _____

This instrument was acknowledged before me on _____, by
Daniel F. Mulvihill and Mary E. Mulvihill, Trustees under Revocable Declaration of Trust dated
July 28, 1982

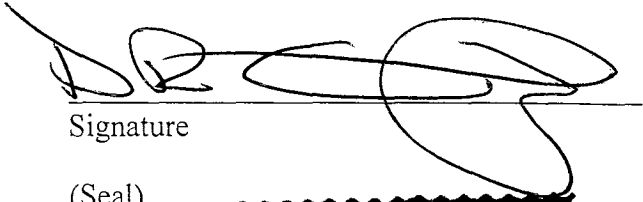
_____, Notary Public

State of California)
)
County of San Diego)

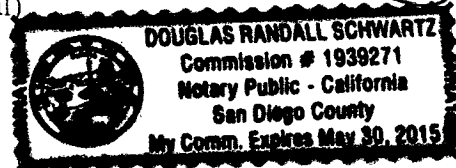
On December 18, 2012 before me,
Douglas Randall Schwartz (here insert name and title of the officer),
personally appeared Daniel F. Mulvihill, who proved to me on the basis
of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature

(Seal)

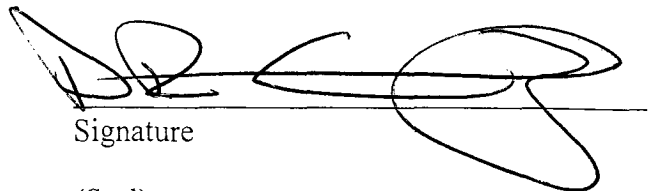


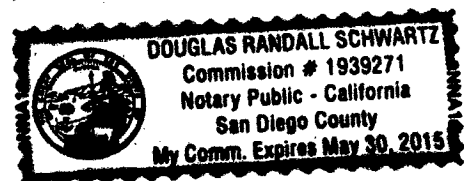
State of California)
)
County of San Diego)

On December 18, 2012 before me,
Douglas Randall Schwartz (here insert name and title of the officer),
personally appeared Mary E. Mulvihill, who proved to me on the basis
of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature
(Seal)



Lot Five (5) and Outlot X of Donegal Highlands, a subdivision of the South Half (½) of the Northeast Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

AND

The South Half (½) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter (¼) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey recorded on June 19, 2002, in Book 2002, Page 2985 of the Office of the Recorder of Madison County, Iowa, AND EXCEPT a portion of the Southeast Quarter (¼) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 13.28 acres, as shown in Plat of Survey filed in Book 2, Page 374 on March 15, 1993 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

AND

The South Half (½) of the Southwest Quarter (¼) and the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

AND

The Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT

SEE EXHIBIT "A" ATTACHED

EXHIBIT "A"

Parcel "A" located in the Northeast Quarter of the Southwest Quarter of Section 27, Township 77 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the Center of Section 27, T77N, R26W of the 5th P.M., Madison County, Iowa; thence, along the East line of the NE 1/4 of the SW 1/4 of said Section 27, South 00°00'00" West 556.76 feet; thence North 90°00'00" West 323.16 feet; thence North 00°00'00" East 521.73 feet to the North line of said NE 1/4 of the SW 1/4; thence, along said North line, North 83°48'48" East 325.05 feet to the Point of Beginning. Said Parcel "A" contains 4.000 acres, including 0.506 acres of county road right-of-way

AND

A tract of land in the North Half of the Southwest Quarter of Section 27, Township 77 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the SW 1/4 of Section 27, T77N, R26W of the 5th P.M.; thence North 90°00'00" West 905.13 feet; along the north line of said SW 1/4, to the point of beginning. Thence continuing North 90°00'00" West 469.77 feet along said north line; thence South 03°58'33" West 452.94 feet; thence South 86°53'23" East 468.69 feet; thence North 03°58'33" East 478.43 feet to the point of beginning. Said tract of land contains 5.010 Acres including 0.557 Acres of County Road Right of Way.