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LAST WILL AND TESTAMENT
OF
R. C. GOOD

I, R. C. Good, of Glenwood, County of Mills, State of Iowa, being of sound and disposing mind and memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking all wills by me at any time heretofore made.

Section 1. I direct that all my just debts, funeral expenses, and the cost of administering my estate be paid.

Section 2. During my lifetime I have helped my children, Wardine Bang and Jack E. Good, and being conscious now of their financial well being I give to each of them \$500.00.

Section 3. If my wife, Laura, survives me I will, devise, and bequeath to her a share of my estate to an amount necessary to obtain from my estate a full marital deduction under the Internal Revenue Code, after taking into account all other items included in my gross estate for federal estate tax purposes which go to the said Laura Good whether or not passing under this Will and which would qualify for said deduction.

It is my will that my wife be permitted to select the assets she is to receive under this section of my Will and if she should fail to so select such items then it is my will that the Executor hereinafter appointed shall make such selection in her behalf. It is further my will that my wife, Laura, shall be authorized to disclaim, in whole or in part, any interest passing to her under the terms of this Will.

Section 4. I will, devise, and bequeath to my daughter, Wardine Bang, a life estate in the following described real estate:

- a. Lot 1, in Section 6, Township 69 North; the Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter and the West 33 acres of the Southwest Quarter of the Southeast Quarter and Lot 4, being the South Half of the Southwest Quarter of Section 31, Range 10, all in Range 10, together with the and all interests thereunto pertaining; and
- b. A tract of land described as commencing 1885 feet west of the Northeast corner of Lot 4 in Section 6, Township 69 North, Range 10 west of the 5th P.M., being where Plum Creek Drainage ditch crosses the North line of the Southeast Quarter of Section 6, thence southwest along Plum Creek to a point 3040 feet West of the East line of the Southeast Quarter of said Section 6 and 52 rods South of the North line of the Southwest Quarter of said Section 6, thence west to the Missouri River,

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ATTACHMENT ENTRY # 13
4 pages

[Signature]

thence North along the bank of the Missouri River to the North line of the Southwest Quarter of said Section 6, thence East along the North line of the Southwest Quarter of Section 6, and the Southeast Quarter of Section 6, to the place of beginning, said tract also comprising the North 52 rods of Lot 4 in Section 6, Township 69 North, Range 43 West of the 5th P.M., lying to the West of the East line of the Plum Creek Ditch and all accretions thereto.

Section 5. I will, devise, and bequeath all the rest and residue of my estate, including the remainder interest in the real estate above described and any property that might be disclaimed by my wife under the provisions of Section 3 of my Will, to my daughter, Jane Gammon, as Trustee in the manner hereinafter described hereby giving said Trustee full power and authority to take possession and control of said property, to collect the rents, income, and profits therefrom, and to keep the same invested, and in every way to preserve and care for the said property and the said funds as to the said Trustee shall seem wise and prudent, and in her discretion and at such time as she may deem best apply and pay such part of the income and corpus therefrom as she shall deem best to the support, comfort, and benefit of my wife, Laura, and the Trustee may make such distributions regardless of any other funds available for such purposes.

After the death of my wife, Laura Good, the said trust shall continue and the Trustee shall use her discretion and at such times as she may deem best shall apply and pay such part of the income and corpus therefrom as she shall deem best to the children of Jane Gammon, and in the event of the death of any of said children prior to the termination of this trust then the said Trustee may make such payment of income and corpus for the support, education, comfort, and welfare of the child or children of such deceased child or children of the said Jane Gammon.

The interest of any of the beneficiaries of the trust created herein shall not be subject to or liable for any and all obligations, debts, debts, sales, mortgages, debts, contracts, or liabilities of any of said beneficiaries and said interest shall not be seized by creditors of said beneficiary or by anyone else by attachment, garnishment, execution, or otherwise. If the Trustee believes that the interest of the beneficiary should be threatened to be diverted in any manner from the purpose of

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[Handwritten signature]
189 rods

this trust as stated herein the Trustee shall withhold the income and principal from payment or distribution and shall apply such payments in the Trustee's discretion in such manner as the Trustee believes contributes best to the support, education, comfort, and welfare of said beneficiaries. Notwithstanding any other provision of this Will the said trust shall continue until the said Trustee is satisfied that at the termination of this trust the property therein will be safely and prudently cared for and wisely used by the beneficiaries thereof, and at such time the Trustee shall then turn over and surrender all trust funds and property to the beneficiaries of this trust.

Subject to the provisions of the preceeding paragraph this trust shall terminate on the 31st day of December 1990 and the assets then remaining shall be divided among the children of the said Jane Gammon and delivered to them except that if one or more of said children shall be deceased prior to said time leaving issue then the child or children of such deceased child shall succeed to the parent's share of such trust.

It is my intention that the Trustee under this Will shall have the broadest powers to invest, reinvest, sell, mortgage, or exchange all corpus and income from this trust and to manage the same as to the said Trustee shall seem best.

Section 6. In the event my wife and I should die under such circumstances that there is no sufficient evidence to establish which one survived then it is my will that this will shall be probated as though my wife had survived me.

Section 7. I hereby name and nominate my daughter, Jane Gammon, to be Executor of this Will and to act as the Trustee of the trust provided herein and that she act in both capacities without bond. Should she be unable or unwilling to so serve then I name and nominate the Glenwood State Bank, Glenwood, Iowa, to serve as the Executor and Trustee under this Will without bond.

Dated at Glenwood, Iowa, this 27th day of January 1969.

 R. B. Good

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We, whose names are hereunto subscribed, do hereby certify that the foregoing instrument consisting of 3 pages, with each page bearing the signature of the testator and of each of us, was signed by R. C. Good the testator, in our presence, and in the presence of each of us, and that the testator declared at the same time, and in our presence and hearing, that this instrument was his Last Will and Testament, and we at his request signed our names hereto in his presence as witnesses thereto. It is our opinion that the testator is of sound and disposing mind memory and is acting freely and voluntarily and not under duress, fraud, or the undue influence of any person whomsoever.

Charles L. King

Ronald Bruce

Proof of Will

State of Iowa, County of Mills ss.
I, Richard B. Pugh Clerk of the District Court of Iowa in and for
Mills County do hereby certify that the foregoing will of R. C. Good
deceased was on the 16th day of October
1923, duly proved and admitted to probate and entered in said court in
accordance with law.
In Testimony Whereof, I hereunto set my hand and affix the seal of said Court in
office in Glenwood in said County on this 16th day of October 1923
Richard B. Pugh
Clerk of District Court, Mills County, Iowa

COPY

COPY

Schooley Farm, 494 acres:

- (a) Lot One (1) in Section Six (6), Township Sixty-nine (69) North; the Northeast Quarter of the Southwest Quarter ($NE\frac{1}{4}SW\frac{1}{4}$), and the Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4}SE\frac{1}{4}$), and the West 33 acres of the Southwest Quarter of the Southeast Quarter and Lot 4, being the South Half of the Southwest Quarter of Section Thirty-one (31), Township Seventy (70), all in Range Forty-three (43), Fremont County, Iowa, and together with any and all accretions thereunto belonging, and
- (b) A tract of land described as commencing 1885 feet West of the Northeast corner of Lot 4, in Section Six (6), Township Sixty-nine (69) North, Range Forty-three (43) West of the 5th P. M., being where Plum Creek Drainage Ditch crosses the North line of the Southeast Quarter of Section 6, thence Southwest along Plum Creek to a point 3040 feet West of the East line of the Southeast Quarter of said Section 6 and 52 rods South of the North line of the Southwest Quarter of said Section 6, thence West to the Missouri River, thence North along the bank of the Missouri River to the North line of the Southwest Quarter of said Section 6, thence East along the North line of the Southwest Quarter of Section 6, and the Southeast Quarter of Section 6, to the place of beginning, said tract also comprising the North 52 rods of Lot 4, in Section 6, Township 69 North, Range 43 West of the 5th P. M., Fremont County, Iowa, lying to the West of the East line of the Plum Creek Ditch and all accretions thereto.

Exhibit A

2. That Laura C. Good died on the 14th day of March, 1981. Wardine Bang died on the 15th day of September, 1999.
3. That under the terms and conditions of the testamentary trust, the above described property vests in Todd Gammon, Craig Gammon, Meg Schroeder and Tracy Blankenship.
4. Under the terms and conditions of the testamentary trust, your applicant, Jane Gammon, trustee was to distribute and convey the subject property to Todd Gammon, Craig Gammon, Meg Schroeder and Tracy Blankenship, if she felt that the remainderman were capable and able to manage their financial affairs without assistance.
5. By execution and signing of this Trustee's Report, your applicant states and shows to the Court as a matter of record that Laura C. Good and Wardine Bang are deceased and Todd Gammon, Craig Gammon, Meg Schroeder and Tracy Blankenship are the natural children of Jane Gammon. There are no other children of Jane Gammon.
6. Your applicant states that each of her children are totally capable of handling their financial affairs and that, therefore, there is no reason for the trust to continue, the trust should terminate and the property should vest in Todd Gammon, Craig Gammon, Meg Schroder and Tracy Blakenship.

s/ Jane Gammon"

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AFFIDAVIT filed March 29, 2000, in Book 11, page 926, recites:

"I, Jane Gammon, Trustee state that Meg Schroeder is one and the same person as Meg Gammon Schroeder, who changed her name from Marcia Ellen Gammon Schroeder pursuant to a Decree of Name Change entered in Mills County District Court in Case No. CNCN000072.

Dated 3-28-00

s/Jane Gammon, Trustee"

_____ 0 _____

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Russ Blankenship and Tracy Blankenship,
husband and wife

WARRANTY DEED
Consideration: \$1.00 & OVC
Dated March 24, 2000
Filed March 29, 2000
Recorded in Book 89, page 284

TO

J. Boyd Farms, Ltd., a Nebraska Corporation

Conveys the following described real estate, situated in Fremont County, Iowa,
to-wit:

Same as ENTRY 14

_____ 0 _____