

Real Estate Deed Record, No. 65, \_\_\_\_\_ County, Iowa 155

Form No. 12H — Warranty Deed - Joint Tenancy, Iowa State Bar Association Official Form No. 1,3, containing 245 printed words.

MATE PARROTT & BONE CO., WATERLOO, IOWA JM360

WARRANTY DEED — Joint Tenancy

FROM

George Mottweiler, single

TO

Raymond Beason & Beulah Beason

#234

Filed for Record the 5th day of March

A. D., 1970, at 10:55 o'clock A.M.

Vernon C. Marshall, Recorder.

M. L. Marshall, Deputy.

Fee \$ 1.50 H.G.T.

KNOW ALL MEN BY THESE PRESENTS: That George Mottweiler, single,

~~of~~ One Dollar and other valuable consideration, in consideration of the sum of  
 in hand paid do hereby Convey unto Raymond Beason and Beulah Beason, husband and wife,

As Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate, situated in Fremont County, Iowa, to-wit:

The Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section 33, containing 40 acres and U. S. Lot 4 of Section 33, excepting the railroad right of way and containing 36.78 acres, more or less, and Lot A of said U.S. Lot 4 of Section 33, being the accretions of said U.S. Lot 4 and extending from the Southwestern boundary of said U.S. Lot 4, to the Missouri River and containing 46.49 acres, more or less, and Lot A of U. S. Lot 3 of Section 33, being the accretions to said U.S. Lot 3 and containing 78.40 acres, more or less, and extending from the Southern boundary of said U.S. Lot 3 to the Missouri River, all of said lands being in Township 68 North, Range 43, West of the 5th P.M., and situated in Fremont County, Iowa, subject to easements and agreements of record.

Trans. Tax Stamp \$67.10  
 Cancelled 5 MAR 70

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.  
 Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 27th day of February, 19 70

s/ George Mottweiler  
George Mottweiler

STATE OF IOWA, COUNTY OF FREMONT, ss.

On this 27th day of February, A. D., 19 70, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared George Mottweiler



to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

s/ Morgan D. Monroe  
Morgan D. Monroe Notary Public in and for said County

DOCUMENT No. 314 FILED FOR RECORD THE 67 15th DAY OF STATE OF IOWA, FREMONT COUNTY: 127  
 RECORDING FEE \$ 250 March, 1973 AT 9.00 By Vernon C Marshall Recorder  
 TRANSFER FEE - \$ 100 O'CLOCK A.M. BOOK 67 PAGE 127 Deputy

**WARRANTY DEED**

RAYMOND G. BEASON AND BEULAH BEASON, HUSBAND AND WIFE,  
 Address: Hamburg, Iowa, herein called the grantor whether one or more,

in consideration of One dollar and other valuable consideration-----\$1.00  
 received from grantees, does grant, bargain, sell, convey and confirm unto

RAYMOND G. BEASON, Hamburg, Ia.

herein called the grantee whether one or more, the following described real property in

FREMONT County, ~~NEBRASKA~~ <sup>IOWA</sup>

All that part of U. S. Lot Two (2) of Section Thirty-three (33), lying North of the railroad right-of-way and containing 21.48 acres, more or less, and

U. S. Lot Three (3) of Section Thirty-three (33), excepting the railroad right-of-way and containing 32.40 acres, more or less; and

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-three (33), containing 40 acres, and

U. S. Lot Four (4) of Section Thirty-three (33), except the West Five (5) acres thereof and also excepting the railroad right-of-way and containing 26.78 acres, more or less,

All in Township Sixty-eight (68), Range Forty-three (43), in Fremont County, Iowa, subject to easements and agreements of record.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seised of said premises; that they are free from encumbrance

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated March 14, 19 73

Raymond G. Beason  
 Raymond G. Beason

Beulah Beason  
Beulah Beason

STATE OF NEBRASKA, County of Otoe:

Before me, a notary public qualified for said county, personally came

Raymond G. Beason and Beulah Beason, husband and wife,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on March 14, 1973

Seal

Otto H. Wellenreuther Notary Public.  
Otto H. Wellenreuther  
 My commission expires Dec 15, 1974

128

L T I S C	DOCUMENT No. <u>315</u>	FILED FOR RECORD THE <u>15th</u> DAY OF <u>March</u> 19 <u>73</u> AT <u>9:03</u>	STATE OF IOWA, FREMONT COUNTY
	RECORDING FEE \$ <u>2.50</u>	<u>March</u> 19 <u>73</u> AT <u>9:03</u>	<u>Vernon C Marshall</u> , Recorder
	TRANSFER FEE \$ <u>1.00</u>	O'CLOCK <u>A. M.</u> BOOK <u>67</u> PAGE <u>128</u>	By _____, Deputy

RAYMOND G. BEASON AND BEULAH BEASON, HUSBAND AND WIFE,  
 , herein called the grantor whether one or more,

in consideration of One dollar and other valuable consideration----\$1.00  
 received from grantee, does grant, bargain, sell, convey and confirm unto  
 BEULAH BEASON,

herein called the grantee whether one or more, the following described real property in  
 Fremont County, ~~Nebraska~~ <sup>Iowa</sup>:

The West Five (5) acres of U. S. Lot Four (4), of Section Thirty-three (33); and

Lot A of U. S. Lot Four (4) of Section Thirty-three (33), being the accretions to said U. S. Lot Four (4), and extending from the Southwestern boundary of said U. S. Lot Four (4) to the Missouri River and containing 46.49 acres, more or less, and;

Lot A of U. S. Lot Three (3) of Section Thirty-three (33), being the accretions to the said U. S. Lot Three (3), and containing 78.40 acres, more or less, and extending from the Southern boundary of said U. S. Lot Three (3) to the Missouri River,

All in Township Sixty-eight (68), North, Range Forty-three (43), West of the Fifth P. M., and situated in Fremont County, Iowa, subject to easements and agreements of record.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated March 14, 1973  
 The consideration for this deed was less than \$500.

.....  
*Raymond G. Beason*  
 Raymond G. Beason  
 .....  
 Beulah Beason  
 .....  
*Beulah Beason*  
 .....

STATE OF NEBRASKA, County of Otoe:

Before me, a notary public qualified for said county, personally came

RAYMOND G. BEASON AND BEULAH BEASON, HUSBAND AND WIFE,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on March 14, 1973.

*Seal*

*Otto Wellensick* Notary Public.  
 My commission expires Dec 18, 1974

67

DOCUMENT NO. 156 FILED FOR RECORD THE 16 DAY OF MARCH 1973 AT 4:45 O'CLOCK P. A. 67 PAGE 137 BY Walter C. Mansfield Recorder Deputy

WARRANTY DEED

Know All Men by These Presents:  
That Raymond G. Beason and Beulah Beason, husband and wife, of Hamburg, Iowa

of the County of Fremont and State of Iowa, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations DOLLARS  
in hand paid by Beulah Beason  
of Fremont County and State of IOWA do hereby sell and convey unto the said Beulah Beason

the following described premises situated in the County of Fremont and the State of Iowa, to-wit:  
The west five (5) acres of U.S. Lot 4, which lies South of the Burlington-Northern Railroad right of way, and Lot A of U.S. Lot 4, being the accretion of said U. S. Lot 4, and extending from the Southwestern boundary of said U.S. Lot 4 to the Missouri River and containing 46.49 acres, more or less, and Lot A of U.S. Lot 3, being the accretions to the said U.S. Lot 3, and containing 78.40 acres, more or less, and extending from the Southern boundary of said U.S. Lot 3 to the Missouri River, all in Section Thirty-three (33), Township Sixty-eight (68), North, Range Forty-three (43), West of the 5th P.M., and situated in Fremont County, Iowa, subject to easements and agreements of record.

This is a correction deed, corrects deed recorded in Deed Record 67 at page 128.  
The consideration for this deed less than \$500.00.

And we hereby covenant with the said grantee  
that we hold said premises by good and perfect title; that we have vs good right and lawful authority to sell and convey the same; that they are free and clear of liens and encumbrances whatever  
and covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever.  
And the said Raymond G. Beason  
hereby relinquishes his right of dower in and to the above described premises.  
Signed the 16 day of March 1973  
Raymond G. Beason  
Beulah Beason

STATE OF IOWA, Fremont County, ss.  
On this 16 day of March 1973 before me  
Stewart A. Hall Notary Public  
within and for Fremont County IOWA personally came  
Raymond G. Beason and Beulah Beason



personally known to me to be the identical person is whose name s are  
affixed to the above instrument as grantor s and acknowledge the execution of the same to be their voluntary act and deed for purposes therein expressed.  
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Sidney, Iowa the date last above written.  
Stewart A. Hall  
Notary Public in and for Fremont County, IOWA

188

WARRANTY DEED

Know All Men by These Presents:

That Raymond G. Beason and Beulah Beason, husband and wife  
of Hamburg  
 of the County of Fremont and State of Iowa, in consideration of the sum of  
One Dollar (\$1.00) and other valuable considerations DOLLARS  
 in hand paid by Raymond G. Beason  
 of Fremont County and State of IOWA do hereby sell and convey unto the said  
Raymond G. Beason

the following described premises situated in the County of Fremont and the State of Iowa, to-wit: All that part of U.S. Lot 2, lying North of the railroad right of way and containing 21.48 acres, more or less; and U. S. Lot 3, excepting the railroad right-of-way, and containing 32.40 acres, more or less, and the Northeast Quarter (NE.1/4) of the Northeast Quarter (NE.1/4) of the Northeast Quarter (NE.1/4), containing 40 acres, and U.S. Lot 4, except the West five acres thereof which lies South of the Burlington-Northern Railroad right of way and also excepting the railroad right of way and containing 26.78 acres, more or less, all in Section Thirty-three (33), Township Sixty-eight (68), Range Forty-three (43), in Fremont County, Iowa, subject to easements and agreements of record.

This is a correction deed, corrects deed recorded in Deed Record 67, at page 127.

The consideration for this deed less than \$500.00.

And we hereby covenant with the said grantee that we hold said premises by good and perfect title; that we have good right and lawful authority to sell and convey the same; that they are free and clear of liens and encumbrances whatever and covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever.  
 And the said Beulah Beason

hereby relinquishes her right of dower in and to the above described premises.  
 Signed the 16 day of March 19 73  
Raymond G. Beason  
Beulah Beason

STATE OF IOWA, Fremont County, ss.  
 On this 16 day of March 1973, before me Stewart A. Hall  
 a Notary Public  
 within and for Fremont County Iowa personally came  
Raymond G. Beason and Beulah Beason

personally known to me to be the identical person whose name is affixed to the above instrument as grantor and acknowledge the execution of the same to be their voluntary act and deed for purposes therein expressed.  
 IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Sidney, Iowa the date last above written.



Stewart A. Hall  
 Notary Public in and for Fremont  
 County, Iowa

ENTERED FOR TAXATION ON THIS 21<sup>st</sup>  
DAY OF January A.D. 2003  
Richard Hard  
AUDITOR  
Deborah Peller  
DEPUTY

**20030115**  
**FILED DEED**  
Fee \$ 16.<sup>00</sup>  
2003 JAN 20 PM 3:19  
Diane Rogers, Deputy  
MARGARET HENKLE  
FREMONT COUNTY RECORDER  
SIDNEY, IOWA

Prepared by: Robert F. Leonard, ISBA #03201, PO Box 659, Sidney, IA 51652, Ph:712-374-2617  
Address/Tax Statement: Raymond Beason, Sr., P.O. Box 345, Nebraska City, NE 68410

QUIT CLAIM DEED

For the consideration of Love and Affection, **Raymond Beason, Sr. aka Raymond G. Beason, Sr. and Beulah Beason aka as Beulah E. Beason, husband and wife**, do hereby Quit Claim all right, title, interest, estate, claim and demand to **Raymond Beason, Sr.** the following described real estate in Fremont County, Iowa:

The East Half of U.S. Lot 2, and U.S. Lot 3 in Section 32, Township 68 North, Range 43 West of the 5<sup>th</sup> P.M., in Fremont County, Iowa;

ALSO, the West five acres of U.S. Lot 4, which lies South of the Burlington Northern Railroad right-of-way, and that part of the Burlington Northern Railroad right-of-way lying North of and contiguous to the West 5 acres of U.S. Lot 4 in Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> P.M., in Fremont County, Iowa.

**Deed between husband and wife, without actual consideration.**

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: January 20, 2003

Raymond Beason Sr.  
Raymond Beason, Sr.

Beulah Beason  
Beulah Beason

STATE OF IOWA, FREMONT COUNTY, ss:

On this 20th day of January, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond Beason, Sr. and Beulah Beason, husband and wife, to me known to be the identical people named in and who executed the foregoing instrument and acknowledged the same as their voluntary act and deed.

Connie Rewinkel  
Notary Public





Document 20081437

Book 2008 Page 1437 Type 06 008 Pages 6  
Date 11/21/2008 Time 8:52:30AM  
Rec Amt \$34.00\*

MARGARET HENKLE, COUNTY RECORDER  
FREMONT IOWA

**DURABLE POWER OF ATTORNEY**  
Recorder's Cover Sheet

**Preparer Information:**

Gene Eaton, 416 Clay Street, Sidney, (712) 374-2641

**Taxpayer Information:**

Raymond G. Beason, Sr. %Robert Beason  
2404 Steamwagon Road  
Nebraska City, NE 68410

**Return Address**

Robert Beason  
2404 Steamwagon Road  
Nebraska City, NE 68410

**Grantors:**

Raymond G. Beason, Sr.

**Grantees:**

Raymond G. Beason, Jr. and Robert C. Beason

**Legal Description:** None

**Document or instrument number if applicable:**

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, RAYMOND G. BEASON, SR., now residing at Nebraska City, Otoe County, Nebraska, do hereby revoke all powers of attorney which I have heretofore executed, and do hereby nominate, constitute and appoint my sons, RAYMOND G. BEASON, JR. and ROBERT C. BEASON, my true and lawful co-attorneys in fact for me and in my name, place and stead, and for my use and benefit;

A. To Receive Debts and Payments. To ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, devises, interest, dividends, annuities, employee benefits, insurance benefits, and demand whatsoever as are now or shall hereafter become due, owing, payable, or belonging to me and have, use, and take all lawful ways and means in my name or otherwise for the recovery thereof, by attachments, arrests, distress, or otherwise and to compromise and agree for the same and give acquittances or other sufficient discharges and releases;

B. To Deal with Real and Personal Property. To make, execute and deliver, to bargain, contract, agree for, purchase, receive and take lands, and all or any interest in any kind of property and accept the possession of all lands, and all or any interest in any kind of property, and all deeds and other assurances, in the law therefore, and to lease, let, demise, bargain, sell, release, convey, mortgage and hypothecate lands, and all or any interest in any kind or property upon such terms and conditions and under such covenants as they shall think fit, irrespective of the state within which said property is located;

C. To Conduct Business. To bargain and agree for, buy, sell, mortgage, hypothecate and in any and every way and manner deal in and with goods, wares, and merchandise, choses in action and other property in possession or in action, and to make, do and transact all and every kind of business of whatsoever nature

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and kind;

D. To Execute Instruments. To sign, seal, execute, deliver and acknowledge such deeds, leases, mortgages, hypothecations, bills, bonds, notes, receipts, evidence of debt, release and satisfaction of mortgage, judgments and other debts and such other instruments in writing of whatsoever kind and nature as may be necessary or proper in the premises;

E. To Deal with Bank Accounts, Deposit Boxes and Other Investments. To make withdrawals from or deposits to any bank account or savings and loan account or other cash account in my name; to create new accounts for me, with financial institutions of any kind, to modify, terminate, make deposits to, write checks on or make withdrawals from and grant security interest in all accounts in my name, to manage, withdraw, redeem, invest and in all other ways deal with all of my other investments including any annuities, retirement accounts or IRAs which I may own; and to enter and have free access to any safety deposit box in my name for the purpose of adding property thereto or removing property therefrom;

F. To Ratify Acts. To do and perform every act necessary, requisite, or proper to be done in and about the premises as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue hereof;

G. To Appoint Guardian and Conservator. In the event protective proceedings are commenced, I hereby nominate my sons, Raymond G. Beason, Jr. and Robert C. Beason, as co-conservators of my estate and my co-guardians. Such conservators and guardians shall not be required to post a bond.

H. To Authorize Medical Treatment. In the event I become incapacitated in which, in the opinion of my attorneys in fact and attending physician, I am unable to make or communicate a choice regarding particular health care decisions, I authorize my

RJB

attorneys in fact to provide for my care, control, health care and medical treatment, to do all acts necessary for maintaining my customary standard of living, to provide living quarters by purchase, lease or other arrangement, or by payment of the operating costs of my existing living quarters, to provide normal domestic help for the operation of my household, to provide clothing, transportation, medicine, food and incidentals and, if necessary, to make all necessary arrangements, contractual or otherwise for me at any hospital, hospice, nursing home, assisted living, convalescent home or similar establishment. Further, my attorneys in fact are authorized in their sole and absolute discretion from time to time and at any time to exercise the authority concerning matters involving my health and medical care. In exercising this authority, my attorneys in fact are instructed to try to discuss with me the specifics of any proposed decision concerning my medical care and treatment if I am able to communicate in any manner with them. I further instruct my attorneys in fact that if I am unable to give an informed consent to medical treatment, my attorneys in fact shall give or withhold such consent for me based upon any treatment choices that I have expressed while competent, whether under this instrument or otherwise. If my attorneys in fact cannot determine the treatment choice I would want made under the circumstances, then my attorneys in fact should determine a treatment choice for me based upon what my attorneys in fact believe to be in my best interest.

Accordingly, my attorneys in fact are authorized to give consent to any procedures, tests, treatments, including surgery; to arrange for any hospitalization, convalescent care, assisted living, hospice or home care, to summon paramedics, or other emergency medical personnel and seek emergency treatment for me as shall be deemed appropriate by my attorneys in fact; and under circumstances in which my attorneys in fact determine that certain medical procedures, tests, and treatments are no longer



of any benefit to me or, based on instructions previously given by me are not desired by me regardless of benefit, to revoke, withdraw, modify or change consent to such procedures, tests and treatment as well as hospitalization, convalescent care, assisted living, hospice or home care, to summon paramedics, or other emergency medical personnel and seek emergency treatment for me as shall be deemed appropriate by my attorneys in fact; and under circumstances in which my attorneys in fact determine that certain medical procedures, tests and treatments are no longer of any benefit to me or, based on instructions previously given by me are not desired by me regardless of benefit to revoke, withdraw, modify or change consent to such procedures, tests and treatment as well as hospitalization, convalescent care, assisted living, hospice or home care in which I or my attorneys in fact may have previously allowed and consented to or which may have been implied due to emergency conditions. Decisions of my attorneys in fact are to be made in their sole and absolute discretion, taking into consideration this power of attorney, provisions of this paragraph thereof, any preference that I may have previously expressed on a subject, what my power of attorney believes I would want done if I am unable to express myself and any information given to me by the physicians treating me as to my medical diagnosis and prognosis.

Finally, and further, my attorneys in fact are authorized to place me in a nursing home, assisted living or convalescent home if they, in their absolute discretion, deems it to be in my best interest, after, as aforesaid, discussing the matter with me, if possible, and if not possible, they shall be guided by any preferences I may have made previously on the subject, what my attorneys in fact believe I would have done under the circumstance if I were able to express myself and what my attorneys in fact believe to be in my best interest.

RAB

I. To Redeem Treasury Securities, U.S. Savings Bonds and Related Government Securities. My attorneys in fact are authorized to redeem, cash, sell or otherwise transfer treasury securities including but not limited to the United State Savings Bonds of every nature and kind, treasury notes and all other government securities and investments.

J. Gifts. To make such gifts as my attorneys in fact may deem proper either outright, in trust and in custodianship (including gifts to my attorneys in fact), and including charitable gifts and charitable pledges, all in the sole discretion of my attorneys in fact.

K. To Be Effective Immediately and Endure Disability or Incapacity. This power of attorney is immediately effective and shall not be affected by disability or incapacity of the principal.

I generally make this power of attorney as my wife, Beulah's health condition has deteriorated and her ability to care for me and our affairs are affected by that condition.

Any reproduced copy of this signed original shall be deemed to be an original counterpart of this durable power of attorney.

IN WITNESS WHEREOF, I have hereunto signed my name this 21<sup>st</sup> day of May, 2007.

*Raymond G. Beason, Sr.*

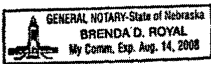
*DR*

Raymond G. Beason, Sr.

STATE OF NEBRASKA    ]  
                                  ] ss:  
COUNTY OF OTOE        ]

ON THIS 21<sup>st</sup> day of May, 2007, before me, the undersigned Notary Public, personally appeared RAYMOND G. BRASON, SR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose therein contained. I further certify that the above-named person, whose identity is well known or proved to me, personally appeared before me and signed the above Power of Attorney, acknowledging the same to be his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on the day last above written.



*Brenda D. Royal*  
Notary Public



Document 20081439

Book 2008 Page 1439 Type 03 002 Pages 2  
Date 11/21/2008 Time 8:54:12AM  
Rec Amt \$12.00 Aud Amt \$5.00

MARGARET HENKLE, COUNTY RECORDER  
FREMONT IOWA

Edward E. (Gene) Eaton

**Return To:** Gene Eaton, 416 Clay Street, P.O. Box 429, Sidney, IA 51652, (712) 374-2641  
**Preparer:** Gene Eaton, 416 Clay Street, P.O. Box 429, Sidney, IA 51652, (712) 374-2641  
**Taxpayer:** Beulah E. Beason, 200 North Third, Apt. 411, Nebraska City, NE 68410

**QUIT CLAIM DEED**

**Raymond G. Beason, Sr.**, (aka Raymond G. Beason and Raymond Beason), a single person, by his Attorneys in fact Raymond G. Beason, Jr. and Robert C. Beason, does hereby **Quit Claim to Beulah E. Beason** (aka Beulah Beason), a single person, all his right, title, interests estate, claim and demand in the following described real estate in Fremont County, Iowa: U.S. Lot 3 of Section 33, containing, 34.96 acres, more or less, and that part of U.S. Lot 2 of Section 33 lying North of the railroad right of way and containing 21.48 acres, more or less, all of said land being in Township 68, North, Range 43, West of the 5th P.M., in Fremont County, Iowa, subject to easements, reservations and "agreement" of record; Also,

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 33, containing 40 acres, U.S. Lot 4 of Section 33, and Lot A of said U.S. Lot 4 of Section 33, being the accretions of said U.S. Lot 4 and extending from the Southwestern boundary of said U.S. Lot 4, to the Missouri River and containing 46.49 acres, more or less, and Lot A of U.S. Lot 3 of Section 33, being the accretions to said U.S. Lot 3 and containing 78 acres, more or less, and extending from the Southern boundary of said U.S. Lot 3 to the Missouri River, all of said lands being in Township 68 North, Range 43 West of the 5th P.M. and situated in Fremont County, Iowa subject to easements and agreements of record.

This transfer is pursuant to Decree of Dissolution entered in the District Court of Otoe County, Nebraska, Case No. C107-121 September 2, 2008 and is exempt under Exemption 16.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: NOVEMBER 20, 2009

Raymond G. Beason, Jr.  
Raymond G. Beason, Jr., (Grantor)

Robert C. Beason  
Robert C. Beason (Grantor)

STATE OF IA, COUNTY OF FREMONT

On this 20th day of November 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert C. Beason and Raymond G. Beason, Jr., to me known to be the persons who executed the foregoing instrument in behalf of Raymond G. Beason, Sr., and acknowledged that they executed the same as the voluntary act and deed of said Raymond G. Beason, Sr..



E. E. Eaton  
E. E. Eaton, Notary Public in and for said State

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting by attorney

JENNIFER L MCALLISTER, RECORDER  
FREMONT COUNTY IOWA

PREPARER and RETURN TO: William F. Davis, Attorney at Law  
MATTSON RICKETTS LAW FIRM  
804 Central Ave., Nebraska City, NE 68410  
(402) 873-6664

Address Tax Statement To: Larry M. Hasty  
P O Box 439030, PMB85  
San Ysidro, CA 92143

### TRUSTEES' QUIT CLAIM DEED

FOR THE CONSIDERATION of One Dollar (\$1.00), LARRY M. HASTY and JERRY C. HASTY, Successor Trustees of the Beulah E. Beason Revocable Trust, GRANTORS, quitclaim to GRANTEE, LARRY M. HASTY, the following described real estate, (as defined in Neb. Rev. Stat §76-201) in Fremont County, Iowa:

A parcel of land located in part of Government Lot 2 of Section 33, Township 68N, Range 43W, commencing at the Northwest Corner of said Section 33; thence S88°44'26"E along the North line of said Section 33, a distance of 1317.45 feet; thence S02°24'28"W a distance of 648.52 feet to the North right of way line of a county road; thence S72°14'41"E along said North right of way line a distance of 75.21 feet to the Point of Beginning; thence continuing S72°14'41"E along said North right of way line a distance of 459.00 feet; thence S19°25'25"W a distance of 200.15 feet; thence N79°35'32"W a distance of 464.54 feet; thence N19°25'25"E a distance of 259.59 feet to the Point of Beginning, containing 2.42 acres more or less, including presently established county road right-of-way (0.42 ac) and subject to easements of record;

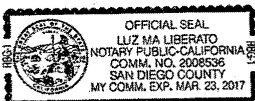
AND

A parcel of land located in part of the NE1/4NE1/4, and part of Government Lot 2, and in part of Government Lot 3, and in part of Lot A of U.S. Lot 3 and in part of Lot 4, and accretions thereto, all located in Section 33, Township 68 North, Range 43 West, of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northwest Corner of said Government Lot 2 and the Point of Beginning; thence S88°44'26"E along the North line of said Section 33, a distance of 2973.69 feet; thence S16°43'48"W a distance of 1368.32 feet to the Southwest Corner of said NE1/4NE1/4 and the East line of said Government Lot 3; thence S02°24'28"W along said East line a distance of 122.76 feet; thence N70°29'03"W a distance of

529.10 feet to the Northerly right-of-way line of a county road and the beginning of a curve concave Southwesterly having a central angle of 45°41'52" and a radius of 1100.00 feet; thence Southeasterly along a portion of said curve and said Northerly right-of-way line an arc length of 289.48 feet with a chord bearing and distance of S62°56'43"E, 288.65 feet; thence S39°22'28"W a distance of 3544.44 feet; thence S37°37'24"W a distance of 1219.21 feet to the High Bank Line of the Missouri River; thence N51°44'11"W along said High Bank Line a distance of 475.49 feet; thence N30°40'06"E a distance of 995.56 feet to the Southwest Corner of said Lot A of U.S. Lot 3; thence N31°35'04"E along the West line of said Lot A of U.S. Lot 3 and along the West line of said Government Lot 3 a distance of 3435.65 feet; thence N02°24'28"E along said West line a distance of 136.93 feet to the North right-of-way line of the C.B.&Q. Railway; thence N72°01'18"W along said North right-of-way line a distance of 1367.14 feet to the West line of said Government Lot 2; thence N02°24'28"E along said West line a distance of 522.69 feet to the Point of Beginning. Said parcel contains 145.82 acres, more or less, including presently established county road right-of-way (1.03 ac) and is subject to easements of record. Note: The North line of said Section 33 is assumed to bear S88°44'26"E for this description.

Exemption No. 21, Consideration less than five hundred dollars.

Executed this 13 day of April, 2015.



Larry M. Hast  
 Larry M. Hast

Jerry C. Hast  
 Jerry C. Hast

STATE OF CALIFORNIA :  
 COUNTY OF San Diego : ss.

On the 13<sup>th</sup> day of April, 2015, before me, the undersigned, Notary Public in and for said County and State, personally appeared Larry M. Hast, one of the Successor Trustees of the Beulah E. Beason Revocable Trust, to me known to be the identical person named and who executed the foregoing instrument and acknowledged he executed it as his voluntary act and deed.

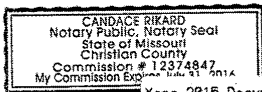
Luz M. Liberato  
 Notary Public

STATE OF MISSOURI :  
 COUNTY OF Christian : ss.

On the 20 day of April, 2015, before me, the undersigned, Notary Public in and for said County and State, personally appeared Jerry C. Hast, one of the Successor Trustees of the Beulah E. Beason Revocable Trust, to me known to be the identical person named and who executed the foregoing instrument and acknowledged he executed it as his voluntary act and deed.

Cardace Rikard  
 Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



Year 2015 Document 0517  
 2 of 2





Document 20151441

Book 2015 Page 1441 Type 03 002 Pages 3  
Date 11/30/2015 Time 10:58:49AM  
Rec Amt \$22.00\* Aud Amt \$5.00

JENNIFER L MCALLISTER, RECORDER  
FREMONT COUNTY IOWA

Prepared by and Return To: Duffy Law Office, 1840 E. 54<sup>th</sup> Street, Davenport, IA 52807 (563) 445-7400  
Address tax statement: Larry M. Hasty Living Trust, P.O. Box 439030, PMB85, San Ysidro, CA 92143

**QUIT CLAIM DEED  
STATE OF IOWA,  
Fremont County**

**THIS INDENTURE WITNESSETH, THAT THE GRANTOR,**

**LARRY M. HASTY, and AIDA ARACELI TORRES GUZMAN, individually  
and as husband and wife,**

of the County of San Diego and the State of California for and in consideration of Ten (\$10) Dollars  
and other good and valuable consideration in hand paid, QUIT CLAIMS unto

**LARRY M. HASTY, Trustee, or his successors in trust, under the LARRY M.  
HASTY Living Trust, dated February 27, 2013, and any amendments thereto,**

the following described real estate, to-wit:

See Page 4 for Legal Description .

in the County of Fremont and State of Iowa, hereby relinquishing all rights of dower, homestead  
and distributive share in and to the real estate, subject to all easements and restrictions of record.

The consideration for this transfer is less than \$500.00 so this conveyance is exempt from transfer tax,  
pursuant to Iowa Code Chapter 428A.2(21).

Grantors warrant that the trust named as grantee herein is a revocable trust as defined in Iowa Code  
Chapter 9B.1(20).

IN WITNESS WHEREOF, the grantor has signed this on November 16, 2015.

Larry M. Hasty  
Larry M. Hasty

Aida Araceli Torres Guzman  
Aida Araceli Torres Guzman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  SS  
COUNTY OF SAN DIEGO        )

On November 16, 2015, before me, Alma M. Westcott, a Notary Public, personally appeared LARRY M. HASTY AND AIDA ARACELI TORRES GUZMAN, 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.

Alma M Westcott  
Notary Public



LEGAL DESCRIPTION

A parcel of land located in part of Government Lot 2 of Section 33, Township 68N, Range 43W, commencing at the Northwest Corner of said Section 33; thence S88°44'26"E along the North line of said Section 33, a distance of 1317.45 feet; thence S02°24'28"W a distance of 648.52 feet to the North right of way line of a county road; thence S72°14'41"E along said North right of way line a distance of 75.21 feet to the Point of Beginning; thence continuing S72°14'41"E along said North right of way line a distance of 459.00 feet; thence S19°25'25"W a distance of 200.15 feet; thence N79°35'32"W a distance of 464.54 feet; thence N19°25'28"E a distance of 259.59 feet to the Point of Beginning, containing 2.42 acres more or less, including presently established county road right-of-way (0.42 ac) and subject to easements of record;

AND

A parcel of land located in part of the NE 1/4 NE 1/4, and part of Government Lot 2, and in part of Government Lot 3, and in part of Lot A of U.S. Lot 3 and in part of Lot 4, and accretions thereto, all located in Section 33, Township 68 North, Range 43 West, of the 5th Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northwest Corner of said Government Lot 2 and the Point of Beginning; thence S88°44'26"E along the North line of said Section 33, a distance of 2973.69 feet; thence S16°43'48"W a distance of 1368.32 feet to the Southwest Corner of said NE 1/4 NE 1/4 and the East line of said Government Lot 3; thence S02°24'28"W along said East line a distance of 122.76 feet; thence N70°29'03"W a distance of 529.10 feet to the Northerly right-of-way line of a county road and the beginning of a curve concave Southwesterly having a central angle of 45° 41'52" and a radius of 1100.00 feet; thence Southeasterly along a portion of said curve and said Northerly right-of-way line an arc length of 289.48 feet with a chord bearing and distance of S62°56'43"E, 288.65 feet; thence S39°22'28"W a distance of 3544.44 feet; thence S37°37'24"W a distance of 1219.21 feet to the High Bank Line of the Missouri River; thence N51°44'11"W along said Hi Bank Line a distance of 475.49 feet; thence N30°40'06"E a distance of 995.56 feet to the Southwest Corner of said Lot A of U.S. Lot 3; thence N31°35'04"E along the West line of said Lot A of U.S. Lot 3 and along the West line of said Government Lot 3 a distance of 3435.65 feet; thence N02°24'28"E along said West line a distance of 136.93 feet to the North right-of-way line of the C.B.&Q. Railway; thence N72°01'18"W along said North right-of-way line a distance of 1367.14 feet to the West line of said Government Lot 2; thence N02°24'28"E along said West line a distance of 522.69 feet to the Point of Beginning. Said parcel contains 145.82 acres, more or less, including presently established county road right-of-way (1.03 ac) and is subject to easements of record. Note: The North line of said Section 33 is assumed to bear S88°44'26"E for this description.

Will Record, No. 8, Fremont County, Iowa

RDONE BLANK BOOK CO., BOOKS, IOWA 4757-74

LAST WILL AND TESTAMENT OF EVERETT V. MEAD AND TILLIE B. MEAD

Probate No. 8292 Filed Oct. 3, 1977 Olive Van Sant

We, Everett V. Mead and Tillie B. Mead, husband and wife, at the present time residing in the City of Chicago, Illinois, do hereby make, publish and declare this instrument as and for our Joint Will and Testament and the Last Will and Testament and the Last Will and Testament of each of us, and we do by the execution of this instrument revoke and make null and void any and all wills by us, or either of us, at any time heretofore made. (Tillie B. Mead, is also known as Lydia Matilda Mead and Lydia Matilda Mead and Tillie B. Mead are one and the same person.

PARAGRAPH I.

Subject only to the payment of our just debts, we do each hereby will and direct that upon the death of either of us, all of the property and estate owned by him at the time of his death, both real, personal and mixed, and wherever situated, shall go to and vest absolutely and in fee simple in the survivor of us.

PARAGRAPH II.

In case of the simultaneous death of the said Everett V. Mead and Tillie B. Mead, (and upon the death of the survivor of us, if and as provided in Paragraph Three hereof), we do each will, devise and bequeath that all of the property and estate owned by us at the time of our death, both real, personal and mixed, and wherever situated, shall go to and be divided among our three children, to-wit: Nancy Ann Mead, Michael Keith Mead and Richard Alan Mead, share and share alike, the same to be their property absolutely and in fee simple. In the event that any of our said children have not attained their majority at the time they are entitled to receive their property under the provision of this Will then it is our request that Harold L. Martin, Attorney at Law, of Hamburg, Iowa, be appointed Guardian of their property.

PARAGRAPH III.

This instrument is not executed, nor intended as a reciprocal will, nevertheless it is our joint Will and Intention, and the will and intention of each of us, that this instrument shall operate as the will of each of us, meaning that in case one of us shall survive the other and afterwards die without having made a later will or other disposition of his property, this instrument shall be probated as the will of such survivor as well as of him who is first deceased and that all of the property of such survivor, including such as he takes from the other of us under this Will, shall pass under the provisions of this our Last Will and Testament.

PARAGRAPH IV.

We do each hereby nominate and appoint the other as Executor or Executrix of this our Last Will and Testament and request that he shall not be required to furnish bonds for the faithful performance of his duties. In the event of the death or inability of either of the parties to act as Executor or Executrix then it is our will and we do hereby nominate and appoint Harold L. Martin, to be the Executor of this our Last Will and Testament.

IN WITNESS WHEREOF, we have hereunto set our hands at Northbrook, Ill, the 30 day of December, 1952.

s/Lillian Kiest s/Edward Clifford s/Everett V. Mead s/Tillie B. Mead WITNESSES. TESTATOR AND TESTATRIX.

STATE OF ILLINOIS ) SS: COUNT OF COOK )

We, the undersigned, do hereby certify that on the 30 day of December, 1952, the above and foregoing instrument was signed and executed in our presence by the Testator, Everett V. Mead, and the Testatrix, Tillie B. Mead, as and for their Joint Will and was by them declared to us to be their Joint Will and Testament and the Last Will and Testament of each of them, and we at their request and in their presence and in the presence of each other, have subscribed our names as attesting witnesses thereto.

s/Lillian Kiest of Northbrook, Illinois. s/Edward Clifford of Northbrook, Illinois

s/Ebba N. Olsm, Notary Public SEAL Barrington, Illinois My Commission expires 9-18-56

THE STATE OF IOWA, ) ss. Fremont County ) I, Olive Van Sant, Clerk of the District Court within and for the said County and State Hereby certify that on the 3 day of October, A.D., 1977 the foregoing last will and testament of Everett V. Mead, Deceased was duly proven before and allowed by said Court and that the same has been recorded.

8292

**In the District Court of the State of Iowa, in and for Fremont County**

In the Matter of the Estate of  
Everett V. Mead  
 , Deceased

PRELIMINARY INHERITANCE TAX REPORT  
 AND PROBATE INVENTORY  
 Probate No. 8292 Dept. of Rev. No. \_\_\_\_\_  
 Decedent's S.S. No. 483-48-4242  
 Estate E.I. No. \_\_\_\_\_

COMES NOW the undersigned, executor (X), administrator ( ), trustee ( ), or other ( )  
 List name(s), address(es), zip. Capacity  
Tillie B. Mead, 4287 Holloway Drive, Salt Lake City, Utah 84117  
Howard B. Wenger, Box 222, Hamburg, Iowa 51640  
 and to the Court, reports as follows:

Name of Decedent	Age-- Years	Last Residence	Date of Death	Testate or Intestate
Everett V. Mead	67	4287 Holloway Dr. Salt Lake City, Utah, 84117	June 18, 1977	Testate

ANSWER ALL QUESTIONS

NOTE: The questionnaire in Schedule G pertaining to the Federal Tax Reform Act of 1976 must be answered for estates of all decedents dying on or after January 1, 1977.

- Designated attorney (name, address, zip, phone no.)  
Howard B. Wenger, Box 222, Hamburg, Ia 51640
- Marital status of decedent at death: Married (X), Widow(er) ( ), Single ( ), Divorced ( )
- Were any children born to or adopted by decedent after execution of Last Will? Yes ( ) No (X) In all cases of adoption, furnish copy of decree.
- Has Will been admitted to Probate? Yes (X) No ( )  
 Is a Trust involved? Yes ( ) No (X) If yes, furnish copy.  
 Is this a regular administration? Yes (X) No ( ) If no, is this a Clearance from Inheritance Tax Lien proceeding (C.I.T.-Short Form) under Code Section 450.22? Yes ( ) No ( ) If so, did title pass by Will, Code Section 633.305?  
 Yes ( ) No ( ), Intestate Yes ( ) No ( ), Joint tenancy Yes ( ) No ( ), Transfer by deed Yes ( ) No ( )
- Decedent's occupation, before retirement. Lt. Colonel U.S. Army
- Will a Federal Estate Tax Return be filed for this estate? Yes (X) No ( ) Also see Questionnaire in Schedule G.
- Did decedent leave a safe deposit box? Yes ( ) No (X)  
 If yes, give location \_\_\_\_\_  
 Are all contents listed in this report? Yes ( ) No ( )  
 If not, explain why \_\_\_\_\_
- List beneficiaries under Will, heirs at law, transferees and surviving joint tenants. If any heirs are deceased, designate and specify respective persons taking by representation. List and specify if decedent left any heirs at law who are not beneficiaries under Will.
- Cause of death Kidney Failure Length of illness \_\_\_\_\_

Name	Age- Years	Relationship to Decedent	Address	Social Security No.
Tillie B. Mead	Adult	Wife	4287 Holloway Dr. Salt Lake City, Utah 84117	485-01-4509

18/911

FILED  
 OCT 10 11 10 AM '77  
 OLIVE VAN SANT  
 FREMONT COUNTY, IOWA  
 CLERK DISTRICT COURT

QUESTIONNAIRE AND INSTRUCTIONS

Please answer all questions

ATTACH ONLY SCHEDULES APPLICABLE. If schedule is not attached, state NONE.

Schedule G must be attached for all estates of decedents dying on or after January 1, 1977.

- A. Did the decedent, at time of death, own any real estate not held in joint tenancy? ... \$ 105,000.00A
B. Did decedent at the time of his death own any stocks or bonds? ... \$ None B
C. Did decedent at the time of his death own any mortgages, notes, or cash? ... \$ None C
D. Was any insurance on the life of the decedent payable to a designated beneficiary ... \$ None D
E. Did decedent at time of death own any property held in joint tenancy? ... \$ None E
F. Did decedent at the time of his death own any property as not returnable under any other schedule? ... \$ None F
F-1. If intestate, or election to take against the Will, designate specific property in Schedule F-1 EXEMPT from execution, but not from taxation. ... \$ None F-1
G. Did decedent transfer any property by deed, grant, sale, gift, or transfer or any nature in contemplation of death ... \$ None G
H. Did any other property pass by reason of the exercise of power of appointment given to decedent by Will, deed or other instrument? ... \$ None H
I. Were there any annuities, supplementary or other income contracts, retirement benefits, or pension funds receivable by decedent ... \$ None I
J. Did decedent have any property located outside the State of Iowa? ... \$ None J

Table with 2 columns: Description and Amount. Rows include Gross Estate Subject to Tax (\$105,000.00), Mortgage Balance (\$16,300.00), Total Unsecured Debts (Est.) (\$1,000.00), and Net Taxable Estate (\$87,700.00).

AFFIRMATION

Under penalty of perjury, I (we) affirm that this report including any accompanying statements have been examined by me, and is, to the best of my knowledge and belief, a true, correct, and complete report made in good faith.

Date 10/7/77 (Capacity or Title) Executor Signatures Billie B Mead

VERIFICATION TO IOWA DEPARTMENT OF REVENUE INHERITANCE TAX DIVISION

The undersigned Clerk of the District Court in and for said County, hereby verifies that this is a true and complete copy of the Preliminary Report and Inventory (or amendments) filed in said Estate.

Dated this 10 day of October 19 77 Virginia Harrington Deputy Clerk of the District Court (or Deputy) Fremont County. ESTATE OF Everett V. Mead, Deceased

IF WILL HAS BEEN ADMITTED TO PROBATE, CLERK MUST SEND COPY



60-058

CLERK'S COPY

STATE OF IOWA  
DEPARTMENT OF REVENUE  
LUCAS STATE OFFICE BUILDING  
DES MOINES, IOWA 50319

Nº 92418  
1/30/78

\$ 124.32

Received of

of the estate of the late Everett V. Mead

8292

One hundred twenty-four and 32/100- - - - - Dollars  
in full payment of Inheritance Tax on said estate as reported to the Department of Revenue,  
from Fremont County, State of Iowa.

Estate No. F250738

DEPARTMENT OF REVENUE

Form 63-006

STATE OF IOWA  
DEPARTMENT OF REVENUE  
ESTATES AND TRUSTS DIVISION

ORIGINAL

8292

### INCOME TAX CERTIFICATE of ACQUITTANCE

Des Moines, Iowa, June 5, 1978

IT IS HEREBY CERTIFIED that upon examination of the income tax records of the Department, it is found that  
NO STATE INCOME TAX IS DUE in the Everett V. Mead Estate  
as reported from Fremont County, State of Iowa.

Estate No. F250738N

DIRECTOR OF REVENUE

Probate No. 8292  
D

By: *Kevin W. Bannister*  
ADMINISTRATOR, ESTATES and TRUSTS DIVISION

Iowa Official Form No. 1100

### CERTIFICATE OF PAYMENT OF PERSONAL TAXES

ESTATE OF *Everett Mead*  
OFFICE OF COUNTY TREASURER  
*Fremont* County, Iowa.

I, *Sidney*, Iowa, *June 6*, 1978  
*Skipped Rhodes*, Treasurer of *Fremont* County, Iowa,  
do hereby certify that all personal taxes due and to become due against the estate of  
*Everett Mead*, deceased, have been fully paid and  
satisfied. This certificate is issued in compliance with the provisions of Section 12781.1 of the Code.

By: *Skipped Rhodes*, County Treasurer.  
Deputy.



REPORT OF CHANGE OF TITLE, made by Decree of Court or by Will

FIDLAR & CHAMBERS CO., DAVENPORT, IOWA FORM 60 H-192

In the District Court of the State of Iowa in and for Fremont County

STATE OF IOWA,

Fremont County,

In the matter of The Estate of

ss.

Everett V. Mead

TO THE COUNTY AUDITOR OF FREMONT COUNTY, IOWA:

I hereby certify that the title to the real estate hereinafter described, has been changed and established in (1) Tillie B. Mead

and in accordance with the provisions of Sec. 606.14, Code of Iowa, of the State of Iowa, you are therefore required on payment of a transfer fee of one dollar, to enter the same upon the transfer books as provided for in the transfer of deeds.

The description of the real estate hereinabove referred to, is as follows: (2) Probate 8292

in Fremont County, Iowa.

The change of title to the above described real estate was made as follows: (3) Probate No. 8292 Last Willand Testament; Final Report of Executors, Order Approving Executor's Final Report

IN TESTIMONY WHEREOF, I have hereunto attached my official signature and affixed my official seal, on this 29 day of August 1978

Olive Van Sant  
Clerk of District Court

*Liquia Harrington*  
Deputy

- (1) Give full name of person in whose name the title is established.
- (2) Give full description of the real estate.
- (3) Show how the change of title was made; if by will, give name of testator and action of court thereon (with dates), and if by decree of Court, state the title of the action, giving dates and a brief synopsis of the decree.

CHANGE OF TITLE

TO

Filed in my office

19 at o'clock M.

County Auditor

of County, Iowa

Entered for Taxation this

A. D. 19

Auditor

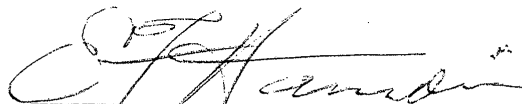
By Deputy

Section One 14. Where the title of any real estate is finally established in any person or persons by judgment or decree, or where title to real estate is changed by judgment, decree, will, proceeding or order in process, the clerk of the district court shall certify the same, under the seal of said court, to the county auditor of the county within said land is located.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED BY THE COURT, that the Clerk of this Court certify to the Fremont County Auditor a change of title to the following described real estate, to-wit:

U.S. Government Lot Five, and accretions thereto, in Section Thirty-three; all that part of the Southwest Quarter of the Northwest Quarter lying South of the Nebraska City Branch of the Chicago, Burlington and Quincy Railroad right-of-way, also that part of the Southeast Quarter of the Northwest Quarter described as follows: Beginning at a stone at the Southwest corner of said Southeast Quarter of the Northwest Quarter, thence East variant 8° 11 rods and 4 links, thence North 29° 30' East Variant 10° 52 rods and 10 links to South Railroad fence to a stone, thence North 82° West variant 10° along Railroad right-of-way 39 rods and 6 links to a post in fence running South, thence South variant 10° 46 rods and 23 links to the place of beginning and known as Lot One in the Southeast Quarter of the Northwest Quarter and also the Northwest Quarter of the Southwest Quarter, all in Section Thirty-four; all in Township Sixty-eight North, Range Forty-three West of the Fifth Principal Meridian,

that said real estate under the Last Will and Testament of the decedent passed to Tillie B. Mead and she is the owner thereof.

  
Judge of the 4th Judicial District of Iowa.

WARRANTY DEED

TILLIE B. MEAD, grantor of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to TILLIE B. MEAD, as Trustee of the Mead Family Trust, grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS, the following described tract of land in Fremont County, State of Iowa:

U.S. Government Lot Five, and accretions thereto, in Section Thirty-three; all that part of the Southwest Quarter of the Northwest Quarter lying South of the Nebraska City Branch of the Chicago Burlington and Quincy Railroad right-of-way, also that part of the Southeast Quarter of the Northwest Quarter described as follows: Beginning at a stone at the Southwest corner of said Southeast Quarter of the Northwest Quarter, thence East Variant 8° 11 rods and 4 links, thence North 29° 30' East Variant 10° 52 rods and 10 links to South Railroad fence to a stone, thence North 82° West variant 10° along Railroad right-of-way 39 rods and 6 links to a post in fence running South, thence South variant 10° 46 rods and 23 links to the place of beginning and known as Lot One in the Southeast Quarter of the Northwest Quarter and also the Northwest Quarter of the Southwest Quarter, all in Section Thirty-four; all in Township Sixty-eight North, Range Forty-three West of the Fifth Principal Meridian.

WITNESS, the hand of said grantor this 7<sup>th</sup> day of August, 1978.  
September

Tillie B. Mead  
 Tillie B. Mead

STATE OF UTAH )  
 ) : SS  
 COUNTY OF SALT LAKE )

On the 7<sup>th</sup> day of September, 1978, personally appeared before me Tillie B. Mead, the signer of the within instrument, who duly acknowledged to me that she executed the same.

**SEAL**  
Mary E. Juppette  
 Notary Public  
 Residing at: Salt Lake City, Utah

My Commission Expires:  
12-14-80

672

DOCUMENT No. 970030 FILED RECORD THE 7<sup>th</sup> DAY OF January STATE OF IOWA, FREMONT COUNTY:  
 RECORDING FEE \$ 6.80 1997 AT 9:27 Recorder Margaret Henkle  
 TRANSFER FEE \$ 5.00 O'CLOCK A. M. BOOK 86 PAGE 672 By Nancy Johnson Deputy

ENTERED FOR TAXATION ON THIS 7<sup>th</sup>  
 DAY OF January A. D. 1997  
Lucille Hunt  
Hurgene Reeler  
 DEPUTY

**970030 FILED**  
 BK 86 Deed Page 6  
 1997 JAN -7 AM 9:27  
 Margaret Henkle  
 MARGARET HENKLE  
 FREMONT COUNTY RECORDER  
 SIDNEY, IOWA  
 fee \$11.00

Prepared by: Josiah C. Wearin, 404 Fifth Street, P.O. Box 2, Red Oak, IA 51566 712-623-2484 ISBA #06494  
**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

That NANCY MEAD CHERRY, Trustee of the MEAD FAMILY TRUST, under date of July 28, 1978, GRANTOR, in consideration of the sum of One Dollar and other valuable consideration in hand paid do hereby Quit Claim unto CLARA LOUISE WEBER, a single person, for her life use, and unto KATHLEEN ANN WEBER, a single person, and JOHN F. WEBER, II, a single person, as remainder holders, GRANTEES, whose address is 1940 South 47th Street, Lincoln, Nebraska 68506, all of its right title, interest, estate, claim and demand in and to the following described real estate, to wit:

A parcel of land located in part of the Accretions to Government Lot Five (5) of Section Thirty-three (33), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, more fully described as follows:

Commencing at the E 1/4 corner of said Section 33, said point also being the Northeast corner of said Government Lot 5; thence S00°00'00"E along the East line of said Lot 5 a distance of 1326.01 feet to the Southeast corner of said Lot 5; thence S88°52'10"W along the South line of said Lot 5 a distance of 1229.91 feet to the Southwest corner of said Lot 5 and the point of beginning; thence S06°34'34"W along the West line of Government Lot 6 a distance of 75.64 feet; thence S59°56'57"W a distance of 1342.59 feet; thence S41°18'55"W a distance of 1636.52 feet to the High Bank Line of the Missouri River; thence N48°41'05"W along said High Bank Line a distance of 364.14 feet; thence N40°52'47"E a distance of 1725.14 feet; thence N70°11'27"E a distance of 1328.94 feet; thence N89°15'23"E a distance of 147.72 feet to the West line of said Lot 5; thence S06°34'34"W along said West line a distance of 20.53 feet to the Point of Beginning. Said parcel contains 22.45 acres, more or less, and is subject to easements of record.

Note: The East line of said Government Lot 5 is assumed to bear S00°00'00"E for this description.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.


Dated this 28 day of May, 1996.

Exempt from real estate transfer tax: consideration less than \$500.00.

MEAD FAMILY TRUST  
 By Nancy Mead Cherry  
 NANCY MEAD CHERRY, Trustee

STATE OF IOWA, MONTGOMERY COUNTY, ss:

On this 28<sup>th</sup> day of May, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Nancy Mead Cherry, to me know to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

 JOSIAH C. WEARIN

Josiah C. Wearin  
 Notary Public

DOCUMENT No. 000377 FILED OR RECORD THE 9<sup>th</sup> DAY OF March STATE OF IOWA, FREMONT COUNTY.  
 RECORDING FEE \$ 11<sup>00</sup> AT 10:07 By Margaret Henkle, Recorder  
 TRANSFER FEE - \$ \_\_\_\_\_ O'CLOCK A M. BOOK 11 PAGE 909-910 By Diane Rogers, Deputy

90

000377  
 FILED AFF  
 BK 11 Pages 909-910  
 2000 MAR 9 AM 10:07  
*Jennifer L. McAllister, D.*  
 MARGARET HENKLE  
 FREMONT COUNTY RECORDER  
 SIDNEY, IOWA  
 Fee # 11<sup>00</sup>

Preparer Information Josiah C. Wearin, 404 North Fifth Street, P.O. Box 2, Red Oak, IA 51566, (712) 623-2484  
 Individual's Name Street Address City Phone  
 Josiah C. Wearin ISBA # 06494 SPACE ABOVE THIS LINE FOR RECORDER

**PURCHASER'S AFFIDAVIT**

- RE:
- I) U. S. Government Lot Five (5) in Section Thirty-three (33), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa;
  - II) Accretions to U. S. Government Lot Five (5), in Section Thirty-three (33), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, EXCEPTING Parcel A, as described in Irregular Survey recorded July 5, 1996, in Book 8, Page 2;
  - III) All that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, lying South of the Nebraska City Branch of the Chicago, Burlington & Quincy Railroad right-of-way;
  - IV) That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, described as follows: Beginning at a stone at the Southwest corner of said Southeast Quarter Northwest Quarter, thence East Var. 8°11 rods and 4 links; thence N29°30'E Var. 10° 52 rods and 10 links to South Railroad fence to a stone; thence N82°W Var. 10° along Railroad right-of-way 39 rods and 6 links to a post in fence running South; thence South Var. 10° 46 rods and 23 links to the place of beginning, and known as Lot 1 in the Southeast Quarter of the Northwest Quarter of Section 34;
  - V) The Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa; and
  - VI) All that portion of the southerly 50 feet of Burlington Northern Railroad Company's 100 foot wide Payne City, Iowa, to Nebraska City, Nebraska, Branch line right-of-way, now discontinued, being 50 feet on each side of the main track centerline, as originally located and constructed upon, over, and across the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, lying westerly of the centerline of

210

Interstate Highway 29 as now located, as described in Quitclaim Deed recorded in Book 76, Page 640, of the records of Fremont County, Iowa.

STATE OF IOWA, PAGE \_\_\_\_\_ COUNTY, ss:

We, MICHAEL O. HENG and VIRGINIA I. HENG, being first duly sworn (or affirmed) under oath depose and state that we are the purchasers of the real estate described above. The purchasers have relied upon the Trustee's Affidavit from Nancy Mead Cherry, dated the 3rd day of March, 2000. The purchasers have no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated this March 9, 2000.



Michael O. Heng  
MICHAEL O. HENG, Affiant  
Virginia I. Heng  
VIRGINIA I. HENG, Affiant

Subscribed and sworn to (or affirmed) before me this March 9th, 2000, by MICHAEL O. HENG and VIRGINIA I. HENG.

Jesse A. McIntyre  
Jesse A. McIntyre, Notary Public

Expires February 1, 2001

08 DOCUMENT No. 000378 FILED FOR ORD THE: 9th DAY OF March 2000 AT 10:08 IOWA, FREMONT COUNTY. By Margaret Henkle Recorder  
 RECORDING FEE \$ 11.00 O'CLOCK A.M. BOOK 89 PAGE 208 By 209 Deputy

ENTERED FOR TAXATION ON THIS 9<sup>th</sup>  
 DAY OF March A.D. 2000  
Lucille Hunt  
 AUDITOR  
Lorraine Peeler  
 DEPUTY

REAL ESTATE TRANSFER  
 TAX PAID 17  
 STAMP #  
 \$ 236.00  
Jennifer L. Millister  
 RECORDER Dep  
3-9-00 Fremont  
 DATE COUNTY

**000378**  
 FILED Deed  
 BK 89 Pages 208-209  
 2000 MAR -9 AM 10:08  
Jennifer L. Millister, Dep  
 MARGARET HENKLE  
 FREMONT COUNTY RECORDER  
 SIDNEY, IOWA  
 Fee # 21.00

Prepared by Josiah C. Wearin, 404 Fifth Street, P.O. Box 2, Red Oak, Iowa 51566 712/623-2484 ISBA #06494  
 Mail real estate tax statements to: Michael & Virginia Heng, 714 Arbor Drive, Nebraska City NE 68410

**TRUSTEE'S WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, NANCY MEAD CHERRY, Successor Trustee of the MEAD FAMILY TRUST under date of July 28, 1978, does hereby convey to MICHAEL O. HENG and VIRGINIA I. HENG, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Fremont County, Iowa:

- I) U. S. Government Lot Five (5) in Section Thirty-three (33), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa.

AND

- II) Accretions to U. S. Government Lot Five (5), in Section Thirty-three (33), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, EXCEPTING Parcel A, as described in Irregular Survey recorded July 5, 1996, in Book 8, Page 2.

AND

- III) All that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, lying South of the Nebraska City Branch of the Chicago, Burlington & Quincy Railroad right-of-way.

AND

- IV) That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, described as follows: Beginning at a stone at the Southwest corner of said Southeast Quarter Northwest Quarter, thence East Var. 8°11 rods and 4 links; thence N29°30'E Var. 10° 52 rods and 10 links to South Railroad fence to a stone; thence N82°W Var. 10° along Railroad right-of-way 39 rods and 6 links to a post in fence running South; thence South Var. 10° 46 rods and 23 links to the place of beginning, and known as Lot 1 in the Southeast Quarter of the Northwest Quarter of Section 34.

AND

- V) The Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa.

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 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 3<sup>rd</sup> day of March, 2000.

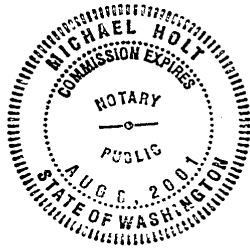
MEAD FAMILY TRUST

By Nancy M. Cherry  
NANCY MEAD CHERRY  
2434 36th Avenue West  
Seattle, WA 98199  
As Successor Trustee of  
the above-entitled trust

STATE OF WASHINGTON, COUNTY OF King ) ss:

On this 3<sup>rd</sup> day of March, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Nancy Mead Cherry, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Michael Holt  
NOTARY PUBLIC  
My commission expires: Aug 2, 2001





DOCUMENT No. 000379 FILED FOR 9th ORD THE 1 DAY OF STAT. IOWA, FREMONT COUNTY:  
 RECORDING FEE \$ 6.00 March 2000 AT: 10:17 By Margaret Henkle Recorder  
 TRANSFER FEE - \$ 5.00 O'CLOCK A. M. BOOK 89 PAGE 210 By \_\_\_\_\_ Deputy

ENTERED FOR TAXATION ON THIS 9th  
 DAY OF March A.D. 2000  
Lucille Hunt  
 AUDITOR  
Georgene Peeler  
 DEPUTY

REAL ESTATE TRANSFER  
 TAX PAID 18  
 STAMP #  
3.00  
Jennifer M. Miller  
 RECORDER Dep  
3-9-00 Fremont  
 DATE COUNTY

000379

FILED Deed  
 BK 89 Page 210  
 2000 MAR -9 AM 10:17  
Jennifer M. Miller  
 MARGARET HENKLE  
 FREMONT COUNTY RECORDER  
 SIEMEN, IOWA  
 Fee \$11.00

Prepared by Josiah C. Wearin, 404 Fifth Street, P.O. Box 2, Red Oak, Iowa 51566 712/623-2484 ISBA #06494  
 Mail real estate tax statements to: Michael & Virginia Heng, 714 Arbor Drive, Nebraska City, NE 68410

**TRUSTEE'S QUIT CLAIM DEED**

For the consideration of One Dollar and other valuable consideration, NANCY MEAD CHERRY, Successor Trustee of the MEAD FAMILY TRUST under date of July 28, 1978, does hereby Quit Claim to MICHAEL O. HENG and VIRGINIA I. HENG, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, all of said Trust's right, title, interest, estate, claim, and demand in and to the following described real estate in Fremont County, Iowa:

All that portion of the southerly 50 feet of Burlington Northern Railroad Company's 100 foot wide Payne City, Iowa, to Nebraska City, Nebraska, Branch line right-of-way, now discontinued, being 50 feet on each side of the main track centerline, as originally located and constructed upon, over, and across the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, lying westerly of the centerline of Interstate Highway 29 as now located, as described in Quitclaim Deed recorded in Book 76, Page 640, of the records of Fremont County, Iowa.

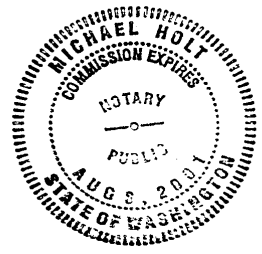
The undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the above described premises.

Dated this 3rd day of March, 2000.

MEAD FAMILY TRUST  
 By Nancy Mead Cherry  
 NANCY MEAD CHERRY  
 2434 36th Avenue West  
 Seattle, WA 98199  
 As Successor Trustee of  
 the above-entitled trust

STATE OF WASHINGTON, COUNTY OF King ) ss:

On this 3rd day of March, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Nancy Mead Cherry, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.



Michael Holt  
 NOTARY PUBLIC  
 My commission expires: Aug 8, 2001

L T I S C	DOCUMENT No. <u>000380</u>	FILED OR RECORD THE: <u>9<sup>th</sup></u>	DAY OF <u>March</u>	STATE OF IOWA, FREMONT COUNTY:	91 Recorder Deputy	
	RECORDING FEE \$ <u>11<sup>00</sup></u>	<u>March</u>	<u>2000</u>	AT: <u>10:21</u>		<u>Margaret Henkle</u>
	TRANSFER FEE - \$	O'CLOCK <u>A</u>	M. BOOK <u>11</u>	PAGE <u>911-912</u>		By <u>Diane Rogers</u>

000380

FILED AFF  
BK 11 Pages 911-91  
2000 MAR -9 AM 10:21  
Jennifer McAllister, E  
MARGARET HENKLE  
FREMONT COUNTY RECORDER  
SIDNEY, IOWA  
Fee \$11<sup>00</sup>

Prepared by Josiah C. Wearin, 404 North Fifth Street, P.O. Box 2, Red Oak, IA 51566 - 712/623-2484 - ISBA #06494

**INDIVIDUAL TRUSTEE'S AFFIDAVIT**

RE:

- I) U. S. Government Lot Five (5) in Section Thirty-three (33), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa;
- II) Accretions to U. S. Government Lot Five (5), in Section Thirty-three (33), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, EXCEPTING Parcel A, as described in Irregular Survey recorded July 5, 1996, in Book 8, Page 2;
- III) All that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, lying South of the Nebraska City Branch of the Chicago, Burlington & Quincy Railroad right-of-way;
- IV) That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, described as follows: Beginning at a stone at the Southwest corner of said Southeast Quarter Northwest Quarter, thence East Var. 8° 11 rods and 4 links; thence N29°30'E Var. 10° 52 rods and 10 links to South Railroad fence to a stone; thence N82°W Var. 10° along Railroad right-of-way 39 rods and 6 links to a post in fence running South; thence South Var. 10° 46 rods and 23 links to the place of beginning, and known as Lot 1 in the Southeast Quarter of the Northwest Quarter of Section 34;
- V) The Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa; and
- VI) All that portion of the southerly 50 feet of Burlington Northern Railroad Company's 100 foot wide Payne City, Iowa, to Nebraska City, Nebraska, Branch line right-of-way, now discontinued, being 50 feet on each side of the main track centerline, as originally located and constructed upon, over, and across the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section Thirty-four (34), Township Sixty-eight (68) North, Range Forty-three (43) West of the Fifth Principal Meridian, Fremont County, Iowa, lying westerly of the centerline of Interstate Highway 29 as now located, as described in Quitclaim Deed recorded in Book 76, Page 640, of the records of Fremont County, Iowa.

912

STATE OF WASHINGTON, COUNTY OF King, ss:

I, Nancy Mead Cherry, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

1. I am the trustee of the Mead Family Trust, under date of July 28, 1978, to which the first five paragraphs of the real estate described above was conveyed by Tillie B. Mead, by Warranty Deed dated September 7, 1978, and recorded on September 22, 1978, in the office of the Fremont County Recorder in Book 72, Page 659, Miscellaneous Records. The sixth paragraph of the description is a tract which was conveyed to the Tillie B. Mead Trust by the Burlington Northern Railroad Company by Quit Claim Deed, dated September 7, 1984, filed September 20, 1984, at Book 76, Page 640, Fremont County Recorder's office.

2. I am the presently existing trustee under the Trust, having succeeded my mother, Tillie B. Mead, as Trustee, upon her death on the 17th day of October, 1992, and I am authorized to convey by Trustee's Warranty Deed without any limitation or qualification whatsoever.

3. The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.

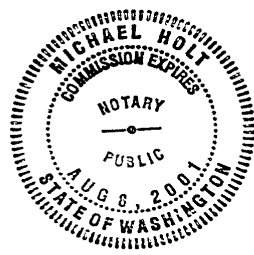
4. The grantor of the trust is no longer living.

5. Because of the death of Tillie B. Mead, the trust is now irrevocable. All of the beneficiaries of the trust are living.

Nancy M. Cherry  
NANCY MEAD CHERRY, Affiant

Sworn to and subscribed before me by Nancy Mead Cherry, on this 3 day of March, 2000.

Michael Holt  
NOTARY PUBLIC  
Exp Aug 2 2001



ENTERED FOR TAXATION ON THIS 17<sup>th</sup>  
DAY OF July A.D. 2000  
Lucille Hunt  
AUDITOR  
George Reeler  
DEPUTY

001174 FILED DEED  
Bk 89 Page 583  
2000 JUL 17 AM 8:53  
Margaret Henkle  
MARGARET HENKLE  
FREMONT COUNTY RECORDER  
SIDNEY, IOWA  
Fee #11.00

Prepared by: Hoch, Funke & Kelch, PO Box 488, Nebraska City, NE 68410 (Jeffrey J. Funke) 402-87  
Please send tax states to: Beulah Beason, 5850 I Road, Nebraska City, NE 68410 5511

Exemption #21

**QUITCLAIM DEED**

For the consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, MICHAEL O. HENG and VIRGINIA I. HENG, husband and wife, Grantor, whether one or more, does hereby quitclaim to BEULAH BEASON, Grantee, all our right, title, interest, estate, claim and demand in the following described real estate in Fremont County, Iowa:

A parcel of land located in part of the Accretions to Government Lot 5 of Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northwest Corner of said Government Lot 5; thence S06°34'34" along the West line of said Government Lot 5 a distance of 176.51 feet; thence S55°43'15"W a distance of 1818.19 feet to the Point of Beginning; thence continuing S55°43'15"W a distance of 856.85 feet; thence S35°51'15"W a distance of 1383.62 feet to the High Bank Line of the Missouri River; thence S54°08'45"E along said High Bank Line a distance of 133.40 feet; thence N39°58'34"E a distance of 2195.15 feet to the Point of Beginning. Said parcel contains 7.98 acres, more or less, and is subject to easements of record.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

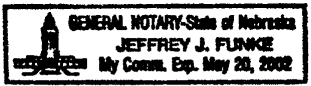
DATED: July 10, 2000.

STATE OF NEBRASKA,  
OTOE COUNTY, SS:

On this 10<sup>th</sup> day of July, 2000, Before me the undersigned, a Notary Public in and for said State, Personally appeared MICHAEL O. HENG and VIRGINIA I. HENG, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Michael O. Heng  
Grantor  
Virginia I. Heng  
Grantor

[Signature]  
Notary Public





Document 20090634

Book 2009 Page 0634 Type 03 001 Pages 2  
Date 5/07/2009 Time 10:58:06AM  
Rec Amt \$12.00 Aud Amt \$5.00

MARGARET HENKLE, COUNTY RECORDER  
FREMONT IOWA

Preparer & Return Address: William F. Davis, Attorney 804 Central Ave.  
Nebraska City, NE 68410 Ph (402) 873-6664  
Address for Tax Statement: Beulah E. Beason, Trustee 200 N 3<sup>rd</sup> St. #411  
Nebraska City, NE 68410

**WARRANTY DEED**

FOR the consideration of TEN DOLLARS and 00/00 (\$10.00) DOLLARS, and other valuable consideration, BEULAH E. BEASON, a single person, Grantor, does hereby convey to BEULAH E. BEASON, Trustee of the Beulah E. Beason Revocable Trust, dated April 3, 2009, Grantee, the following described real estate in Fremont County, Iowa:

The West 5 acres of U.S. Lot 4, which lies South of the Burlington Northern Railroad right-of-way, and that part of the Burlington Northern Railroad right-of-way lying North of and contiguous to the West 5 acres of U.S. Lot 4, and an irregular tract of land consisting of 0.62 acres of Government Lot 3 in the Southwest Quarter of the Northeast Quarter, adjacent to said West 5 acres of U.S. Lot 4, all in Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> P.M., in Fremont County, Iowa, said tracts containing 5.83 acres more or less, including presently established county road right-of-way (0.55 ac) and subject to easements of record.

A parcel of land located in part of the Accretions to Government Lot 5 of Section 33, commencing at the Northwest Corner of said Government Lot 5; thence S06°34'34"W along the West line of said Government Lot 5 a distance of 176.51 feet; thence S55°43'15"W a distance of 1818.19 feet to the Point of Beginning; thence continuing S55°43'15"W a distance of 856.85 feet; thence S35°51'15"W a distance of 1383.62 feet to the High Bank Line of the Missouri River; thence S54°08'45"E along said High Bank Line a distance of 133.40 feet; thence N39°58'34"E a distance of 2195.15 feet to the Point of Beginning, containing 7.98 acres, more or less, and subject to easements of record.

A parcel of land located in part of Government Lot 2 of Section 33, commencing at the Northwest Corner of said Section 33; thence S88°44'26"E along the North line of said Section 33, a distance of 1317.45 feet; thence S02°24'28"W a distance of 648.52 feet to the North right of way line of a county road; thence S72°14'41"E along said North right of way line a distance of 75.21 feet to the Point of Beginning; thence continuing S72°14'41"E along said North right of way line a distance of 459.00 feet; thence S19°25'25"W a distance of 200.15 feet; thence N79°35'32"W a distance of 464.54 feet; thence N19°25'25"E a distance of 259.59 feet to the Point of Beginning, containing 2.42 acres more or less, including presently established county road right-of-way (0.42 ac) and subject to easements of record.

A parcel of land located in part of the NE1/4NE1/4, and part of Government Lot 2, and in part of Government Lot 3, and in part of Lot A of U.S. Lot 3 and in part of Lot 4, and accretions thereto, all located in Section 33, Township 68 North, Range 43 West, of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northwest Corner of said Government Lot 2 and the Point of Beginning; thence S88°44'26"E along the North line of said Section 33, a distance of 2973.69 feet; thence S16°43'48"W a distance of 1368.32 feet to the Southwest Corner of said NE1/4NE1/4 and the East line of said Government Lot 3; thence S02°24'28"W along said East line a distance of 122.76 feet; thence N70°29'03"W a distance of 529.10 feet to the Northerly right-of-way line of a county road and the beginning of a curve concave Southwesterly having a central angle of 45°41'52" and a radius of 1100.00 feet; thence Southeasterly along a portion of said curve and said Northerly right-of-way line an arc length of 289.48 feet with a chord bearing and distance of S62°56'43"E, 288.65 feet; thence S39°22'28"W a distance of 3544.44 feet; thence S37°37'24"W a distance of 1219.21 feet to the High Bank Line of the Missouri River; thence N51°44'11"W along said High Bank Line a distance of 475.49 feet; thence N30°40'06"E a distance of 995.56 feet to the Southwest Corner of said Lot A of U.S. Lot 3; thence N31°35'04"E along the West line of said Lot A of U.S. Lot 3 and along the West line of said Government Lot 3 a distance of 3435.65 feet; thence N02°24'28"E along said West line a distance

Year 2009 Document: 0634  
1 of 2

of 136.93 feet to the North right-of-way line of the C.B.&Q. Railway; thence N72°01'18"W along said North right-of-way line a distance of 1367.14 feet to the West line of said Government Lot 2; thence N02°24'28"E along said West line a distance of 522.69 feet to the Point of Beginning. Said parcel contains 145.82 acres, more or less, including presently established county road right-of-way (1.03 ac) and is subject to easements of record. Note: The North line of said Section 33 is assumed to bear S88°44'26"E for this description.

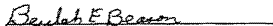
A parcel of land located in part of Government Lot 3, and in part of Lot A of U.S. Lot 3, and in part of Lot A of U.S. Lot 4, and accretions thereto; all located in Section 33, Township 68N, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Southwest Corner of Government Lot 4 of said Section 33 and the Point of Beginning, thence N09°02'12"E along the East line of said Lot A of U.S. Lot 4 a distance of 337.92 feet; thence N13°35'32"W along said East line a distance of 478.50 feet; thence N52°35'32"W along said East line a distance of 180.18 feet; thence N02°24'28"E a distance of 119.40 feet to the North right-of-way line of a county road and a point on a curve concave Southwesterly having a central angle of 45°41'52" and a radius of 1100.00 feet; thence Northwesterly along said North right-of-way line along a portion of said curve an arc length of 321.43 feet with a chord bearing and distance of N47°02'05"W, 320.29 feet; thence S39°22'28"W a distance of 3544.44 feet; thence S37°37'24"W a distance of 1219.21 feet to the High Bank Line of the Missouri River; thence S51°44'11"E along said High Bank Line a distance of 342.08 feet; thence N38°15'49"E a distance of 1383.62 feet; thence N58°07'48"E a distance of 2675.04 feet; thence N09°02'12"E a distance of 176.51 feet to the Point of Beginning. Said parcel contains 73.52 acres, more or less, including presently established county road right-of-way (0.42 ac) and is subject to easements of record. Note: The North line of said Section 33 is assumed to bear S88°44'26"E for this description.

A parcel of land located in part of the NE1/4 NE1/4 and in part of Government Lot 4 in Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northeast Corner of said Section 33 and the Point of Beginning; thence N88°44'26"W along the North line of said NE1/4 NE1/4 a distance of 978.66 feet; thence S16°43'48"W a distance of 1368.32 feet to the Southwest corner of said NE1/4NE1/4; thence S88°43'24"E along the South line of said NE1/4NE1/4 a distance of 32.08 feet; thence S72°01'18"E a distance of 331.08 feet; thence S02°24'28"W a distance of 1222.19 feet to the South line of said Government Lot 4; thence S88°41'36"E along said South line a distance of 966.07 feet to the E1/4 Corner of said Section 33; thence N02°24'34"E along the East line of said Government Lot 4 and the East line of said NE1/4 NE1/4 a distance of 2638.84 feet to the Point of Beginning. Said parcel contains 64.32 acres, more or less, including presently established county road right-of-way (0.72 ac) and is subject to easements of record. Note: The North line of said Section 33 is assumed to bear S88°44'26"E for this description.

**TRANSFER BY GRANTOR TO GRANTOR TRUST - EXEMPT UNDER EXEMPTION # 21, ICA §428A.2**

GRANTOR hereby Covenants with GRANTEE, and its successors in interest, that grantor holds the real estate by title in fee simple; that she 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. Grantor relinquishes all right of dower, homestead and distributive share in said real estate.

Dated this 3<sup>rd</sup> day of April, 2009.

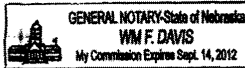
  
Beulah E. Beason

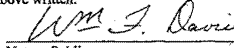
STATE OF NEBRASKA :  
COUNTY OF OTTOE : SS.

On the 3<sup>rd</sup> day of April, 2009, before me, William F. Davis, Notary Public, in and for said State and County, personally appeared Beulah E. Beason, a single person, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that she executed the same, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal the day and year above written.



  
Notary Public

Year 2009 Document 0634  
2 of 2

JENNIFER L MCALLISTER, RECORDER  
FREMONT COUNTY IOWA

PREPARER and RETURN TO: William F. Davis, Attorney at Law  
MATTSON RICKETTS LAW FIRM  
804 Central Ave., Nebraska City, NE 68410  
(402) 873-6664

Address Tax Statement To: Jerry C. Hasty  
839 E. Country Ridge  
Nixa, MO 65714

### TRUSTEES' QUIT CLAIM DEED

FOR THE CONSIDERATION of One Dollar (\$1.00), LARRY M. HASTY and JERRY C. HASTY, Successor Trustees of the Beulah E. Beason Revocable Trust, GRANTORS, quitclaim to GRANTEE, JERRY C. HASTY, the following described real estate, (as defined in Neb. Rev. Stat §76-201) in Fremont County, Iowa:

A parcel of land located in part of the Accretions to Government Lot 5 of Section 33, Township 68N, Range 43 W, commencing at the Northwest Corner of said Government Lot 5; thence S06°34'34"W along the West line of said Government Lot 5 a distance of 176.51 feet; thence S55°43'15"W a distance of 1818.19 feet to the Point of Beginning; thence continuing S55°43'15"W a distance of 856.85 feet; thence S35°51'15"W a distance of 1383.62 feet to the High Bank Line of the Missouri River; thence S54°08'45"E along said High Bank Line a distance of 133.40 feet; thence N39°58'34"E a distance of 2195.15 feet to the Point of Beginning, containing 7.98 acres, more or less, and subject to easements of record;

A parcel of land located in part of Government Lot 3, and in part of Lot A of U.S. Lot 3, and in part of Lot A of U.S. Lot 4, and accretions thereto, all located in Section 33, Township 68N, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Southwest Corner of Government Lot 4 of said Section 33 and the Point of Beginning, thence N09°02'12"E along the East line of said Lot A of U.S. Lot 4 a distance of 337.92 feet; thence N13°35'32"W along said East line a distance of 478.50 feet; thence N52°35'32"W along said East line a distance of 180.18 feet; thence N02°24'28"E a distance of 119.40 feet to the North right-of-way line of a county road and a point on a curve concave Southwesterly having a central angle of 45°41'52" and a radius of 1100.00 feet; thence Northwesterly along said North right-of-way line along a portion of said curve an arc length of 321.43 feet with a chord bearing and distance of N47°02'05"W, 320.29 feet; thence S39°22'28"W

a distance of 3544.44 feet; thence S37°37'24"W a distance of 1219.21 feet to the High Bank Line of the Missouri River; thence S51°44'11"E along said High Bank Line a distance of 342.08 feet; thence N38°15'49"E a distance of 1383.62 feet; thence N58°07'48"E a distance of 2675.04 feet; thence N09°02'12"E a distance of 176.51 feet to the Point of Beginning. Said parcel contains 73.52 acres, more or less, including presently established county road right-of-way (0.42 ac) and is subject to easements of record. Note: The North line of said Section 33 is assumed to bear S88°44'26"E for this description;

A parcel of land located in part of the NE1/4 NE1/4 and in part of Government Lot 4 in Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northeast Corner of said Section 33 and the Point of Beginning; thence N88°44'26"W along the North line of said NE1/4 NE1/4 a distance of 978.66 feet; thence S16°43'48"W a distance of 1368.32 feet to the Southwest corner of said NE1/4NE1/4; thence S88°43'24"E along the South line of said NE1/4NE1/4 a distance of 32.08 feet; thence S72°01'18"E a distance of 331.08 feet; thence S02°24'28"W a distance of 1222.19 feet to the South line of said Government Lot 4; thence S88°41'36"E along said South line a distance of 966.07 feet to the E1/4 Corner of said Section 33; thence N02°24'34"E along the East line of said Government Lot 4 and the East line of said NE1/4 NE1/4 a distance of 2638.84 feet to the Point of Beginning. Said parcel contains 64.32 acres, more or less, including presently established county road right-of-way (0.72 ac) and is subject to easements of record. Note: The North line of said Section 33 is assumed to bear S88°44'26"E for this description, AND

The West 5 acres of U.S. Lot 4, which lies South of the Burlington Northern Railroad right-of-way, and that part of the Burlington Northern Railroad right-of-way lying North of and contiguous to the West 5 acres of U.S. Lot 4, and an irregular tract of land consisting of 0.62 acres of Government Lot 3 in the Southwest Quarter of the Northeast Quarter, adjacent to said West 5 acres of U.S. Lot 4, all in Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> P.M., in Fremont County, Iowa, said tracts containing 5.83 acres more or less, including presently established county road right-of-way (0.55 ac) and subject to easements of record, EXCEPT Parcel F, a parcel of land located in part of Government Lot 4, and also in part of Lot 3, all located in the NE1/4 of Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follow: Commencing at the Northeast Corner of said Section 33; thence S03°55'04"W along the East line of said Section 33 a distance of 1381.86 feet; thence N90°00'00"W a distance of 1077.57 feet to the Point of Beginning; thence S16°54'44"W a distance of 419.19 feet; thence N51°05'01"W a distance of 180.18 feet; thence N03°54'52"E a distance of 119.39 feet to a point on a curve concave Southwesterly having a central angle of 45°41'52" and a radius of 1080.00 feet; thence Northwesterly along said curve an arc length of 610.91 feet with a chord bearing and distance of N53°03'55"W, 603.09 feet; thence S71°33'04"E a distance of 390.80 feet; thence N74°20'02"E a distance of 83.65 feet; thence S72°12'44"E a distance of 128.15 feet; thence S71°50'10"E a distance of 171.31 feet to the Point of Beginning. Said parcel contains 2.68 acres, more or less, including presently established right of way (0.19 acres), and is subject to all easements of record. Note: The East line of th NE1/4 of said Section 33 is assumed to bear S03°55'04"W for this description.



Exemption No. 21, Consideration less than five hundred dollars.

Executed this 13 day of April, 2015.

Larry M. Hasty  
Larry M. Hasty

Jerry C. Hasty  
Jerry C. Hasty

STATE OF CALIFORNIA :  
COUNTY OF San Diego : ss.

On the 13 day of April, 2015, before me, the undersigned, Notary Public in and for said County and State, personally appeared Larry M. Hasty, one of the Successor Trustees of the Beulah E. Beason Revocable Trust, to me known to be the identical person named and who executed the foregoing instrument and acknowledged he executed it as his voluntary act and deed.



STATE OF MISSOURI :  
COUNTY OF Christian : ss.

On the 20 day of April, 2015, before me, the undersigned, Notary Public in and for said County and State, personally appeared Jerry C. Hasty, one of the Successor Trustees of the Beulah E. Beason Revocable Trust, to me known to be the identical person named and who executed the foregoing instrument and acknowledged he executed it as his voluntary act and deed.

W. M. - Libardo  
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Candace Rikard  
Notary Public



JENNIFER L MCALLISTER, RECORDER  
FREMONT COUNTY IOWA

Prepared by and after recording return to: Robert G. Ingold  
Attorney At Law, LLC  
2830 E. Rocklyn Road  
Springfield, MO 65804

Address Tax Statement to: Jerry C. Hasty  
839 E. Country Ridge St.  
Nixa, MO 65714

**QUIT CLAIM DEED**

**THIS INDENTURE** made on the 22<sup>nd</sup> day of June 2015, by and between JERRY C. HASTY (also known as JERRY CECIL HASTY) and his wife, TRUDY KAY HASTY, of the County of Christian, State of Missouri, parties of the first part, Grantors, and JERRY CECIL HASTY and TRUDY KAY HASTY, husband and wife, parties of the second part, Grantees, residing at 839 E. Country Ridge St., Nixa, MO 65714.

**WITNESSETH**, that the said parties of the first part, for and in consideration of the sum of  
TEN ----- DOLLARS

to them paid by the said parties of the second part the receipt of which is hereby acknowledged, do by these presents, Remise, Release and forever Quit-Claim unto the said parties of the second part, the following described Lots, Tracts or Parcels of land lying, being and situate in the County of Fremont and State of Iowa to wit:

See Exhibit A, attached hereto and incorporated herein by reference.

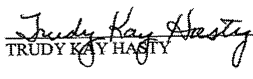
Exemption No. 21, Consideration less than five hundred dollars.

**TO HAVE AND TO HOLD** the same with all rights, immunities, privileges and appurtenances thereto belonging, unto the said parties of the second part, their heirs and assigns forever so that neither the said parties of the first part nor their heirs nor any other person or persons for them or in their names or behalf shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof; but they and every one of them shall be by these presents, excluded and forever barred.

This deed was prepared solely from information and on instructions furnished by Grantors to the law firm of Robert G. Ingold, Attorney at Law, LLC. No title opinion or other information has been furnished to said law firm or given by said law firm in connection with its preparation.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on the day and year first above written.

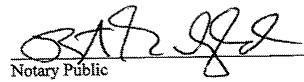
  
\_\_\_\_\_  
JERRY C. HASTY

  
\_\_\_\_\_  
TRUDY KAY HASTY

STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF GREENE    )

On the 22<sup>nd</sup> day of June 2015, before me personally appeared JERRY C. HASTY and his wife, TRUDY KAY HASTY, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, in Greene County, Missouri, the day and year first above written.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
11-19-2017



ROBERT G. INGOLD  
My Commission Expires  
November 19, 2017  
Greene County  
Commission #13464857

EXHIBIT A

A parcel of land located in part of the Accretions to Government Lot 5 of Section 33, Township 68N, Range 43 W, commencing at the Northwest Corner of said Government Lot 5; thence S 06° 34'34" W along the West line of said Government Lot 5 a distance of 176.51 feet; thence S 55°43'15" W a distance of 1818.19 feet to the Point of Beginning; thence continuing S 55°43'15" W a distance of 856.85 feet; thence S 35°51'15" W a distance of 1383.62 feet to the High Bank Line of the Missouri River; thence S 54°08'45" E along said High Bank Line a distance of 133.40 feet; thence N 39°58'34" E a distance of 2195.15 feet to the Point of Beginning, containing 7.98 acres, more or less, and subject to easements of record;

A parcel of land located in part of Government Lot 3, and in part of Lot A of U.S. Lot 3, and in part of Lot A of U.S. Lot 4, and accretions thereto, all located in Section 33, Township 68N, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Southwest corner of Government Lot 4 of said Section 33 and the Point of Beginning, thence N09°02'12"E along the East line of said Lot A of U.S. Lot 4 a distance of 337.92 feet; thence N 13°35'32" W along said East line a distance of 478.50 feet; thence N 52°35'32" W along said East line a distance of 180.18 feet; thence N 02°24'28" E a distance of 119.40 feet to the North right of way line of a county road and point on a curve concave Southwesterly having a central angle of 45°41'52" and a radius of 1100.00 feet; thence Northwesterly along said North right of way line a long a portion of said curve an arc length of 321.43 feet with a chord bearing and distance of N47°02'05" W, 320.29 feet; thence S 39°22'28" W a distance of 3544.44; thence S 37°37'24" W a distance of 1219.21 feet to the High Bank Line of the Missouri River; thence S 51°44'11" E along said High Bank Line a distance of 342.08 feet; thence N 38°15'49" E a distance of 1383.62 feet; thence N 58°07'48" E a distance of 2675.04 feet; thence N 09°02'12" E a distance of 176.51 feet to the Point of Beginning. Said parcel contains 73.52 acres, more or less, including presently established county road right of way (0.42 ac) and is subject to easements of record. Note: The North line of said Section 33 is assumed to bear S 88°44'26" E for this description;

A parcel of land located in part of the NE 1/4 NE 1/4 and in part of Government Lot 4 in Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northeast Corner of said Section 33 and the Point of Beginning; thence N 88°44'26" W along the North line of said NE 1/4 NE 1/4 a distance of 978.66 feet; thence S 16°43'48" W, a distance of 1368.32 feet to the Southwest corner of said NE 1/4 NE 1/4; thence S 88°43'24" E along the South line of said NE 1/4 NE 1/4 a distance of 32.08 feet; thence S 72°01'18" E a distance of 331.08 feet; thence S 02°24'28" W a distance of 1222.19 feet to the South line of said Government Lot 4; thence S 88°41'36" E along said South line a distance of 966.07 feet to the E 1/4 corner of said Section 33; thence N 02°24'34" E along the East line of said Government Lot 4 and the East line of said NE 1/4 NE 1/4 a distance of 2638.84 feet to the Point of Beginning. Said parcel contains 64.32 acres, more or less, including presently established county road right of way (0.72 ac) and is subject to easements of record. Note: the North line of said Section 33 is assumed to bear S 88°44'26" E for this description, AND

The West 5 acres of U.S. Lot 4, which lies South of the Burlington Northern Railroad right of way,

and that part of the Burlington Northern Railroad right of way lying North of and contiguous to the West 5 acres of U.S. Lot 4, and an irregular tract of land consisting of 0.62 acres of Government Lot 3 in the Southwest Quarter of the Northeast Quarter, adjacent to said West 5 acres of U.S. Lot 4, all in Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> P.M., in Fremont County, Iowa, said tracts containing 5.83 acres more or less, including presently established county road right of way (0.55 ac) and subject to easements of record, EXCEPT Parcel F, a parcel of land located in part of Government Lot 4, and also in part of Lot 3, all located in the NE 1/4 of Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northeast corner of said Section 33; thence S 03°55'04" W along the East line of said Section 33 a distance of 1381.86 feet; thence N 90°00'00" W a distance of 1077.57 feet to the Point of Beginning; thence S 16°54'44" W a distance of 419.19 feet; thence N 51°05'01" W a distance of 180.18 feet; thence N 03°54'52" E a distance of 119.39 feet to a point on a curve concave Southwesterly having a central angle of 45°41'52" and a radius of 1080.00 feet; thence Northwesterly along said curve an arc length of 610.91 feet with a chord bearing and distance of N 53°03'55"W, 603.09 feet; thence S 71°33'04" E a distance of 390.80 feet; thence N 74°20'02" E a distance of 83.65 feet; thence S 72°12'44" E a distance of 128.15 feet; thence S 71°50'10" E a distance of 171.31 feet to the Point of Beginning. Said parcel contains 2.68 acres, more or less, including presently established right of way (0.19 acres) and is subject to all easements of record. Note: the East line of the NE 1/4 of said Section 33 is assumed to bear S 03°55'04" W for this description.



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Book 2015 Page 0835 Type 03 001 Pages 4  
Date 7/13/2015 Time 11:07:57AM  
Rec Amt \$22.00 Aud Amt \$5.00

JENNIFER L MCALLISTER, RECORDER  
FREMONT COUNTY IOWA

Prepared by and after recording return to: Robert G. Ingold  
Attorney At Law, LLC  
2830 E. Rocklyn Road  
Springfield, MO 65804

Address Tax Statement to: Jerry C. Hasty  
839 E. Country Ridge St.  
Nixa, MO 65714

### WARRANTY DEED

**THIS INDENTURE** made on the 22<sup>nd</sup> day of June 2015, by and between JERRY CECIL HASTY and TRUDY KAY HASTY, husband and wife, of the County of Greene, State of Missouri, parties of the first part, Grantors, and JERRY CECIL HASTY and TRUDY KAY HASTY, Trustees, U/T/A JERRY CECIL HASTY and TRUDY KAY HASTY Revocable Trust dated 7-31-06, parties of the second part, Grantees. Mailing address of Grantees is 839 E. Country Ridge St., Nixa, MO 65714.

**WITNESSETH**, that the said parties of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to them paid by the said parties of the second part the receipt of which is hereby acknowledged, do by these presents, GRANT, BARGAIN AND SELL, CONVEY, AND CONFIRM, unto the said parties of the second part, their successors and assigns, the following described lots, tracts or parcels of land lying, being and situated in the County of Fremont and State of Iowa to wit:

See Exhibit A, attached hereto and incorporated herein by reference.

Exemption No. 21, Consideration less than five hundred dollars.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging, or in anywise appertaining, unto the said parties of the second part, and unto their successors and assigns forever; the said parties of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim and that they will warrant and defend the title to the said premises unto the said parties of the second part

Year 2015 Document 0835  
1 of 4


and unto their successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Grantee, as Trustee, and any Successor Trustee, has the power to sell, mortgage, pledge, assign, exchange, convey, develop, repair, rent, lease, or otherwise to deal with or dispose of the described real property, for such consideration and in such manner as in the Trustee's or Successor Trustee's discretion is deemed advisable. Trustee or Successor Trustee has the power to issue and execute conveyances, mortgages, leases, assignments, contracts and other instruments deemed by him necessary for the execution of the Trust. No person or corporation dealing with the Trust shall be obligated to see to the application of any money paid or property delivered to Trustee, or to inquire into the necessity or the propriety of Trustee exercising the powers as Trustee, or to determine the existence of any fact upon which such Trustee's power to perform any act may be conditioned.

This deed was prepared solely from information and on instructions furnished by Grantors to the law firm of Robert G. Ingold, Attorney at Law, LLC. No title opinion or other information has been furnished to said law firm or given by said law firm in connection with its preparation.

IN WITNESS WHEREOF, this deed has been executed the day and year first above written.

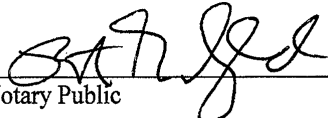
  
\_\_\_\_\_  
JERRY CECIL HASTY

  
\_\_\_\_\_  
TRUDY KAY HASTY

STATE OF MISSOURI    )  
                                  ) ss.  
COUNTY OF GREENE    )

On the 22<sup>nd</sup> day of June 2015, before me personally appeared JERRY CECIL HASTY and TRUDY KAY HASTY, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, in Greene County, Missouri, the day and year first above written.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
11-19-2017



ROBERT G. INGOLD  
My Commission Expires  
November 19, 2017  
Greene County  
Commission #13464857

EXHIBIT A

A parcel of land located in part of the Accretions to Government Lot 5 of Section 33, Township 68N, Range 43 W, commencing at the Northwest Corner of said Government Lot 5; thence S 06° 34'34" W along the West line of said Government Lot 5 a distance of 176.51 feet; thence S 55°43'15" W a distance of 1818.19 feet to the Point of Beginning; thence continuing S 55°43'15" W a distance of 856.85 feet; thence S 35°51'15" W a distance of 1383.62 feet to the High Bank Line of the Missouri River; thence S 54°08'45" E along said High Bank Line a distance of 133.40 feet; thence N 39°58'34" E a distance of 2195.15 feet to the Point of Beginning, containing 7.98 acres, more or less, and subject to easements of record;

A parcel of land located in part of Government Lot 3, and in part of Lot A of U.S. Lot 3, and in part of Lot A of U.S. Lot 4, and accretions thereto, all located in Section 33, Township 68N, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Southwest corner of Government Lot 4 of said Section 33 and the Point of Beginning, thence N09°02'12"E along the East line of said Lot A of U.S. Lot 4 a distance of 337.92 feet; thence N 13°35'32" W along said East line a distance of 478.50 feet; thence N 52°35'32" W along said East line a distance of 180.18 feet; thence N 02°24'28" E a distance of 119.40 feet to the North right of way line of a county road and point on a curve concave Southwesterly having a central angle of 45°41'52" and a radius of 1100.00 feet; thence Northwesterly along said North right of way line a long a portion of said curve an arc length of 321.43 feet with a chord bearing and distance of N47°02'05" W, 320.29 feet; thence S 39°22'28" W a distance of 3544.44; thence S 37°37'24" W a distance of 1219.21 feet to the High Bank Line of the Missouri River; thence S 51°44'11" E along said High Bank Line a distance of 342.08 feet; thence N 38°15'49" E a distance of 1383.62 feet; thence N 58°07'48" E a distance of 2675.04 feet; thence N 09°02'12" E a distance of 176.51 feet to the Point of Beginning. Said parcel contains 73.52 acres, more or less, including presently established county road right of way (0.42 ac) and is subject to easements of record. Note: The North line of said Section 33 is assumed to bear S 88°44'26" E for this description;

A parcel of land located in part of the NE 1/4 NE 1/4 and in part of Government Lot 4 in Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northeast Corner of said Section 33 and the Point of Beginning; thence N 88°44'26" W along the North line of said NE 1/4 NE 1/4 a distance of 978.66 feet; thence S 16°43'48" W, a distance of 1368.32 feet to the Southwest corner of said NE 1/4 NE 1/4; thence S 88°43'24" E along the South line of said NE 1/4 NE 1/4 a distance of 32.08 feet; thence S 72°01'18" E a distance of 331.08 feet; thence S 02°24'28" W a distance of 1222.19 feet to the South line of said Government Lot 4; thence S 88°41'36" E along said South line a distance of 966.07 feet to the E 1/4 corner of said Section 33; thence N 02°24'34" E along the East line of said Government Lot 4 and the East line of said NE 1/4 NE 1/4 a distance of 2638.84 feet to the Point of Beginning. Said parcel contains 64.32 acres, more or less, including presently established county road right of way (0.72 ac) and is subject to easements of record. Note: the North line of said Section 33 is assumed to bear S 88°44'26" E for this description, AND

The West 5 acres of U.S. Lot 4, which lies South of the Burlington Northern Railroad right of way,



and that part of the Burlington Northern Railroad right of way lying North of and contiguous to the West 5 acres of U.S. Lot 4, and an irregular tract of land consisting of 0.62 acres of Government Lot 3 in the Southwest Quarter of the Northeast Quarter, adjacent to said West 5 acres of U.S. Lot 4, all in Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> P.M., in Fremont County, Iowa, said tracts containing 5.83 acres more or less, including presently established county road right of way (0.55 ac) and subject to easements of record, EXCEPT Parcel F, a parcel of land located in part of Government Lot 4, and also in part of Lot 3, all located in the NE 1/4 of Section 33, Township 68 North, Range 43 West of the 5<sup>th</sup> Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northeast corner of said Section 33; thence S 03°55'04" W along the East line of said Section 33 a distance of 1381.86 feet; thence N 90°00'00" W a distance of 1077.57 feet to the Point of Beginning; thence S 16°54'44" W a distance of 419.19 feet; thence N 51°05'01" W a distance of 180.18 feet; thence N 03°54'52" E a distance of 119.39 feet to a point on a curve concave Southwesterly having a central angle of 45°41'52" and a radius of 1080.00 feet; thence Northwesterly along said curve an arc length of 610.91 feet with a chord bearing and distance of N 53°03'55" W, 603.09 feet; thence S 71°33'04" E a distance of 390.80 feet; thence N 74°20'02" E a distance of 83.65 feet; thence S 72°12'44" E a distance of 128.15 feet; thence S 71°50'10" E a distance of 171.31 feet to the Point of Beginning. Said parcel contains 2.68 acres, more or less, including presently established right of way (0.19 acres) and is subject to all easements of record. Note: the East line of the NE 1/4 of said Section 33 is assumed to bear S 03°55'04" W for this description.