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LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641)
342-2157

Taxpayer Information: (Name and complete address)

Mildred E. Davis; 702 2nd Ave. N.; Winterset, IA 50273

Return Document To: (Name and complete address)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641)
342-2157

Grantors:

Mildred E. Davis

Grantees:

Larry Dean Davis

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Estate Planning Objectives Dollar(s) and other valuable consideration,

Mildred E. Davis,

an unmarried person

do hereby Convey to

My son, Larry Dean Davis

the

following described real estate in Madison County, Iowa:

The South One-half (S½) of Lots Seven (7) and Eight (8), in Block Eighteen (18), in Pitzer and Knight's Addition to the City of Winterset, in Madison County, Iowa.

EXCEPT GRANTOR, MILDRED E. DAVIS, RESERVES AND RETAINS A LIFE ESTATE FOR THE DURATION OF HER LIFETIME, IN AND TO THE CONVEYED REAL ESTATE.

NO TRANSFER TAX
EXEMPT PURSUANT TO §428A.2(11), CODE OF IOWA (2007)

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: April 18, 2008

Mildred E. Davis
Mildred E. Davis (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This instrument was acknowledged before me on April 18, 2008, by Mildred E. Davis, an unmarried person

L.P. Van Werden

L.P. Van Werden, Notary Public

