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Susan K. Cox
Reynolds Law Firm
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REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰
5⁰⁰

FILED NO. 580

BOOK 2004 PAGE 580

2004 FEB -9 PM 12:05
(12:05 PM)
PICK UTSLER
RECORDED
MADISON COUNTY, IOWA

COMPUTER
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COMPARED

Preparer Information Lawrence P. Van Werden, 200 W. Jefferson Street, Osceola, (641) 342-2157
Individual's Name Street Address City Phone



Address Tax Statement: R. Catherine Cooper
724 N. 6th Avenue Circle, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

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

Rose Catherine Cooper,
an unmarried person

do hereby Convey to

Grantor's children, William R. Cooper and Connie K. Clark and Dean M. Cooper,
as Tenants in Common

the following described real estate in Madison County, Iowa:

Parcel 8A of Fieldstone addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed record 59, Page 634 of the Recorder's Office of Madison County, Iowa. There is no separate apartment number for the townhouse located on the parcel covered by this Warranty Deed. The apartment or townhouse is identified by the parcel designation set forth above. The exact description of the above-described parcel is set forth in a Plat of Survey for Lots Four (4) through Fifteen (15), Fieldstone Addition to the City of Winterset, Madison County, Iowa, recorded September 23, 1994, in Book 2, Page 226 of the Office of the Madison County, Iowa, Recorder. This Warranty Deed, pursuant to the above described Declaration, includes a 1/22 undivided interest in the common areas and facilities of Fieldstone Addition, which rounds to the nearest one-hundredth of a percent to a 4.55% undivided interest;

EXCEPT Grantor, Rose Catherine Cooper, reserves a LIFE ESTATE unto herself for the duration of her lifetime.

No Transfer Tax - No Consideration

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.

STATE OF IOWA, ss:

Dated: December 24, 2003

CLARKE COUNTY,
On this _____ day of January _____,

Rose Catherine Cooper
Rose Catherine Cooper (Grantor)

2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Rose Catherine Cooper, an unmarried person

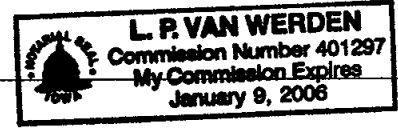
(Grantor)

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.

(Grantor)

R. P. Van Werden

L. P. Van Werden
Notary Public



(Grantor)

(This form of acknowledgment for individual grantor(s) only)