

REAL ESTATE TRANSFER	
TAX PAID 35	
STAMP #	
10.40	
Michelle Utzler	
RECORDER	
3-23-01	Madison
DATE	COUNTY

REC \$ 10⁰⁰
 AUD \$ 5⁰⁰
 R.M.F. \$ 1⁰⁰

COMPUTER
 RECORDED
 COMPARED _____

FILED NO. **001155**
 BOOK **2001** PAGE **1155**
 2001 MAR 23 AM 10:41

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

Preparer Information **Frank Murray Smith, 4215 Hubbell Avenue, Des Moines, IA 50317, (515) 265-6210**
Individual's Name Street Address City

Frank Murray Smith ISBA # PK0005168

Phone _____
 SPACE ABOVE THIS LINE
 FOR RECORDER

Address Tax Statements: Roger E. Howell, PO Box 70, Earlham, IA 50072

6,737.50

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of One Dollar(s) and other valuable consideration, Ina V. Crouse, Trustee of Ina V. Crouse Revocable Living Trust dated August 15, 1991 does hereby convey to Roger E. Howell, the following described real estate in Madison County, Iowa:

Commencing at point 51 $\frac{1}{8}$ rods South of the Northeast Corner of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Ten (10), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence West 60 rods, thence South 28 $\frac{3}{8}$ rods, thence East 60 rods, thence North 28 $\frac{3}{8}$ rods to the place of beginning, except that part thereof in the Southeast Corner which lies South and East of the Main Channel of North River and containing 1 $\frac{1}{2}$ acres, containing 9 $\frac{1}{4}$ acres, more or less;

AND

Commencing at a point 24 $\frac{2}{8}$ rods South of the Northeast Corner of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Ten (10), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence West 60 rods, thence South 26 $\frac{2}{8}$ rods, thence East 60 rods, thence North 26 $\frac{2}{8}$ rods to the place of beginning, containing 10 acres, more or less.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

February 1,
Dated: ~~January~~ ____, 2001.

Ina V. Crouse

Ina V. Crouse

As Trustee of the above-entitled trust

STATE OF IOWA, COUNTY OF MADISON:

This instrument was acknowledged before me on *February 1,* 2001, by Ina V. Crouse as Trustee of the above-entitled trust.



Joyce E Binns

Notary Public in and for said State

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.