



REC \$ 5.18
AUD \$ 5.18
R.M.F. \$ 1.00

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FILED NO. _____
BOOK 2001 PAGE 2569
01 JUN 19 PM 3:33

When recorded return to:
Dustin D. Smith
3737 Woodland Avenue
West Des Moines, IA 50266

COMPUTER
RECORDED
COMPARED _____

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Dustin D. Smith, 3737 Woodland Avenue, West Des Moines, (515) 244-0111
Individual's Name Street Address City Phone

\$ 35,000.⁰⁰

SPACE ABOVE THIS LINE FOR RECORDER

TRUSTEE WARRANTY DEED (INTER VIVOS TRUST)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, W. A. Krause as Trustee of the W. A. Krause Revocable Trust

does hereby Convey to John Linhart and Melissa Linhart, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

Parcel "A", located in the Southwest Quarter (SW 1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 12.19 acres, as shown on Plat of Survey filed in Book 2001, Page 2229 on May 31, 2001, in the Office of the Recorder of Madison County, Iowa

Subject to easements, covenants and restrictions of record.

The Grantor does hereby covenant with Grantees, and successors in interest, to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under Grantor.

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. The liability of the trustee hereunder is limited to the assets of the trust, and the trustee has no personal liability hereunder.

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

By: [Signature] W.A. Krause, Trustee Grantor

Dated: June 15, 2001

STATE OF IOWA, COUNTY OF POLK SS:

This instrument was acknowledged before me on this 15 day of June, 2001 by W.A. Krause as Trustee of the above-entitled trust. Said persons acknowledge that the corporation has no seal.

[Signature] Notary Public in and for the State of Iowa