



FILED NO. **002603**

BOOK **2001** PAGE **2603**

01 JUN 21 PM 2:51

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

COMPUTER
RECORDED
COMPARED

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 462-4912
Phone

Preparer
Information

JANE E. ROSIEN
Individual's Name

223 EAST COURT AVENUE
Street Address

WINTERSET
City

Address Tax Statement: Ruth Reed
2260 Carver Road, Winterset, Iowa 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Estate Planning
Dollar(s) and other valuable consideration,
Thomas H. Reed and Ruth M. Reed, husband and wife,

do hereby Convey to

One-half (1/2) interest to Ruth M. Reed, One-fourth (1/4) interest to Steven H. Reed and One-fourth (1/4) interest to Annette Reed-Christiansen, as Tenants in Common,

the following described real estate in Madison County, Iowa:

Lot One (1) and the East Two (2) Feet of Lot Two (2) in Block One (1) of William Goe's Addition to the Town of Winterset, Madison County, Iowa.

Conveyance is between family members without actual consideration pursuant to Iowa Code Section 428A.2(11). No transfer stamps are required.

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

Dated: June 21, 2001

MADISON COUNTY,

ss:

On this 21st day of June,
2001, before me, the undersigned, a Notary Public in and for said State, personally appeared
Thomas H. Reed and Ruth M. Reed

Thomas H. Reed by Ruth M. Reed
Thomas H. Reed, by Ruth M. Reed, (Grantor)
Power of Attorney

Ruth M. Reed
Ruth M. Reed (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.

Jane E. Rosien
Jane E. Rosien

(Grantor)

(Grantor)

(This form of acknowledgment for individual grantors only)

