

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 002056  
BOOK 2002 PAGE 2056  
2002 APR 30 PM 1:08  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

IOWA REALTY CO.  
3501 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

PREPARED BY: Mark U. Abendroth, Abendroth & Russell, P.C., 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6264wt

File 14203008

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements to: Mary Corkrean, 621 W. Mills, Winterset, IA 50273

\$ 209,000.<sup>00</sup>

**TRUSTEE WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael R. Drysdale, Successor Trustee of the Joan Freudenberg Trust, UTA May 6, 1991** does hereby convey unto **Mary Corkrean, A Single Person** the following described real estate, situated in **Madison** County, Iowa:

**Lot Eleven (11) of Northwest Development -- Plat 1, to the City of Winterset, Madison County, Iowa**

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.**

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 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.

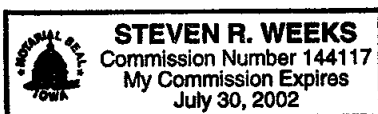
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated 30 April, 2002

*Michael R. Drysdale, Successor Trustee*  
Michael R. Drysdale, Successor Trustee

STATE OF Iowa, Madison COUNTY, SS:

On this 30 day of April, 2002, before me, a Notary Public in and for said State, personally appeared, **Michael R. Drysdale, Successor Trustee of the Joan Freudenberg Trust, UTA May 6, 1991**, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.



*Steven R. Weeks*  
Notary Public in and for Said State