

FILED NO. **003139**

BOOK **2002** PAGE **3139**

2002 JUN 27 AM 10: 51

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

COMPUTER
RECORDED
COMPARED

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement: **Eleanor Ritter**
133 S. 10th Ave., Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE
Dollar(s) and other valuable consideration,
ELEANOR RITTER, Single,

do hereby Convey to
ELEANOR RITTER, Trustee of the Eleanor Ritter Revocable Trust, created under the Trust
Agreement dated May 31, 2002,

the following described real estate in Madison County, Iowa:
The East One-third (1/3) of Lot Five (5) in Block Eleven (11) of the Original Town of Winterset,
Madison County, Iowa.

Subject to a Real Estate Contract to sell said real estate to Leon R. Hendricks, recorded in Book
2002, Page 2310 of the Recorder's office of Madison County, Iowa.

The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or
Groundwater Statement is 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: May 31, 2002

MADISON COUNTY, ss:

On this 31 day of May,
2002, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Eleanor Ritter

Eleanor Ritter
Eleanor Ritter (Grantor)

(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)

Jerrold B. Oliver
Notary Public

(Grantor)

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

