

FILED NO. 006226BOOK 2002 PAGE 6226

2002 DEC 23 AM 11:40

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

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Preparer
Information

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

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Individual's Name

Street Address

City

Phone

Address Tax Statement : Mary Welty Hart

319 W. Filmore, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER**TRUSTEE WARRANTY DEED**
(Inter Vivos Trust)For the consideration of ONE AND NO/100 (\$1.00)

Dollar(s) and other valuable consideration,

MARY WELTY HART(Trustee) (~~Co-Trustees~~) of the Lyle L. Hart and Marv Welty Hart Trust created under the Trust Agreement dated October 15, 1992

does hereby convey to

MARY WELTY HARTthe following described real estate in Madison County, Iowa:

The East 54 Feet of Lot Six (6) and the West Six (6) Feet of Lot Seven (7) in Block Seven (7) of Pitzer and Knight's Addition to the City of Winterset, Madison County, Iowa

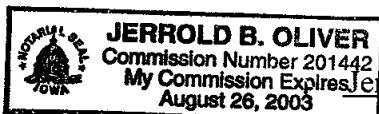
The consideration for this Deed is less than \$500. Therefore, no Declaration of Value or Groundwater Statement is required.

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.

Dated this _____ day of _____, _____.

By: _____
(title)Mary Welty Hart
Mary Welty HartBy: _____
(title)As (Trustee) (Co-Trustee) of
the above-entitled trustAs (Trustee) (~~Co-Trustee~~) of
the above-entitled trustSTATE OF IOWA, COUNTY OF MADISONThis instrument was acknowledged before me on Dec 20, 2002, by
Mary Welty Hart as [Trustee] [~~Co-Trustee~~] of the
above-entitled trust.

Jerrold B. Oliver

Jerrold B. Oliver, 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.