

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

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FILED NO. _____
BOOK 2003 PAGE 2855
2003 MAY 16 PM 12:00
12:00 PM
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
Phone _____

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731
Individual's Name Street Address City Phone



Address Tax Statement: W. A. Krause Revocable Trust
6400 Westown Pkwy., West Des Moines, IA 50266

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of THREE HUNDRED THOUSAND
Dollar(s) and other valuable consideration,
E. MARRET EDWARDS and PATRICIA EDWARDS, Husband and Wife,

do hereby Convey to
W.A. KRAUSE REVOCABLE TRUST

the following described real estate in Madison County, Iowa:

The Southwest Quarter (SW¹/₄) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that portion or interest thereof previously conveyed to the State of Iowa for road purposes and subsequently conveyed to Madison County by way of Quit Claim Deed dated October 17, 1988, filed October 27, 1988, and recorded in Deed Record 125 at Page 9 of the Madison County Records.

This Deed is given in satisfaction of an Offer to Buy Real Estate and Acceptance filed July 19, 1999, in Book 141, Page 722 of the Recorder's office of Madison County, Iowa.

This Deed is given for the purpose of correcting the Warranty Deed dated and filed May 12, 2003, in Book 2003, Page 2766 of the Recorder's office of Madison County, Iowa.

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: 5-14-03

MADISON COUNTY, ss:

On this 14 day of May,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared E. Marret Edwards and Patricia Edwards

E. Marret Edwards
E. Marret Edwards (Grantor)

Patricia Edwards
Patricia Edwards (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.

Ann D. Coakley
Ann D. Coakley
Commission No. 711267

My Commission Expires July 11, 2004 Notary Public

(Grantor)

(Grantor)