

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

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FILED NO. 002858
BOOK 2003 PAGE 2858
2003 MAY 16 PM 12:04
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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



Address Tax Statement : Jeremy and Christine Sale
145,000.00 3237 300th St., Truro, IA 50257

SPACE ABOVE THIS LINE FOR RECORDER

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ONE HUNDRED FORTY-FIVE THOUSAND
Dollar(s) and other valuable consideration,
W.A. Krause
(Trustee) (Co-Trustees) of W.A. KRAUSE REVOCABLE TRUST

does hereby convey to m.
JEREMY SALE and CHRISTINE SALE, as Joint Tenants with Full Rights of Survivorship and Not
as Tenants in Common,

the following described real estate in Madison County, Iowa:
~~The Southeast Quarter of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa~~
Parcel "A" located in the Southeast Quarter(1/4) of the Southwest Quarter(1/4) of Section Eleven(11), Township Seventy-four (74)North, Range Twenty-Six(26)West of the 5th P.M., Madison County, Iowa, containing 9.00 acres, as shown in Plat of Survey filed in Book 2003, Page 1499 on March 16, 2003, in the Office of the Recorder of Madison County, Iowa

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 13th day of May, 2003.

By: _____ (title)

W.A. Krause Revocable Trust
By [Signature]
W. A. Krause

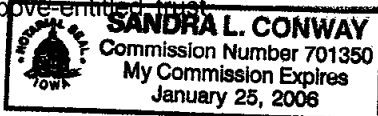
By: _____ (title)

As (Trustee) (Co-Trustee) of the above-entitled trust

As (Trustee) (Co-Trustee) of the above-entitled trust

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May, 13th, 2003, by W. A. Krause as [Trustee] {Co-Trustee} of the above-entitled trust.



[Signature], 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.