

**REAL ESTATE TRANSFER**  
TAX PAID 4  
STAMP #  
\$ 159.20  
Micki Utsler  
RECORDER  
8-103 Madison  
DATE COUNTY

REC \$ 5.80  
AUD \$ 5.80  
R.M.F. \$ 1.00  
5.80

COMPUTER   
RECORDED   
COMPARED

4559  
FILED NO. \_\_\_\_\_  
BOOK 2003 PAGE 4559  
2003 AUG - 1 PM 2: 35

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information  John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name Street Address City Phone

Address Tax Statement : Jeannie M. Utsler  
615 2nd Avenue  
Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER



**TRUSTEE WARRANTY DEED**  
(Inter Vivos Trust)

For the consideration of One Hundred Thousand and No Cents-----(\$100,000.00)  
Dollar(s) and other valuable consideration,  
Judith Ann Flowers  
(Trustee) (Co-Trustees) of Thelma M. Fritz Trust, under trust instrument dated March 30, 1992,

does hereby convey to  
Jeannie M. Utsler and DeAnn Harvey-Lowden as Joint Tenants with Full Rights  
of Survivorship, and not as Tenants in Common,

the following described real estate in Madison County, Iowa:  
Commencing at a point 61 feet South of the Northwest Corner of Block Fourteen (14) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa, running thence East 132 feet, thence South 71 feet, thence West 132 feet, thence North 71 feet to the place of beginning,

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 19th day of July, 2003.

By: \_\_\_\_\_ (title)

Judith Ann Flowers  
Judith Ann Flowers

By: \_\_\_\_\_ (title)

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

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

STATE OF Texas, COUNTY OF Ft. Bend

This instrument was acknowledged before me on July 19th, 2003, by  
Judith Ann Flowers as [Trustee] [Co-Trustee] of the  
above-entitled trust.



H. R. Shah  
H. R. Shah 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.