

REC \$ 15.00
AUD \$ 5.00
R.M.F. \$ 1.00
5.00

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BOOK 2003 PAGE 7257

2003 DEC -9 PM 2:04

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HICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Address Tax Statement: Phoebe Jane Frederick
905 N. 6th Avenue Circle, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Phoebe Jane Frederick and Ronald A. Frederick, Trustees of the Robert O. Frederick Revocable Trust, created under the
Trust Agreement dated April 5, 2000

do hereby Convey to
Phoebe Jane Frederick, Trustee of the Phoebe Jane Frederick Trust, created under the Trust Agreement dated April 5,
2000

the following described real estate in Madison County, Iowa:

See Exhibit "A" attached.

The consideration for this Deed is less than \$500.00. Therefore no Declaration of Value or Groundwater Hazard 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 _____, ss:

Dated: Nov. 26, 2003

_____ COUNTY,
On this _____ day of _____,
before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Phoebe Jane Frederick
Phoebe Jane Frederick, Trustee (Grantor)

Ronald A. Frederick
Ronald A. Frederick, Trustee (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)

Notary Public

(Grantor)

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



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 26 day of Nov, 2003, before me, the undersigned, a Notary Public in and for

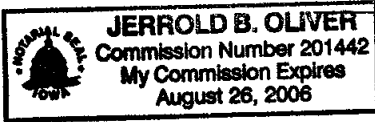
the said State, personally appeared Phoebe Jane Frederick and Ronald A. Frederick to me known to
persons

be the identical ~~person~~ persons named in and who executed the foregoing instrument, and acknowledged that the
persons fiduciaries persons

~~person~~ person, as the ~~fiduciary~~ fiduciary, executed the instrument as the voluntary act and deed of the ~~person~~ persons and of the
fiduciaries fiduciaries

fiduciary.

_____, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of an individual fiduciary

EXHIBIT "A"

Parcel 14A of Fieldstone Addition to the City of Winterset, Madison County, Iowa.

The Declaration of Covenants, Conditions and Restrictions for Fieldstone Townhouses, to which the above described property is subject, was recorded on October 11, 1994, in Book 59, commencing on page 634, in the Office of the Madison County, Iowa, Recorder. There is no separate apartment number for the townhouse located on the parcel covered by this Warranty Deed. The apartment or townhouse is identified by the parcel designation set forth above. The exact description of the above described parcel is set forth in a Plat of Survey for Lots Four (4) through Fifteen (15), Fieldstone Addition to the City of Winterset, Madison County, Iowa, recorded September 23, 1994, in Book 2 on page 226, in the Office of the Madison County, Iowa, Recorder. This Warranty Deed, pursuant to the above described Declaration, includes a 1/22 undivided interest in the common areas and facilities of Fieldstone Townhouses, which rounds to nearest hundredth of a percent to a 4.55% undivided interest.