

Document 2006 622

Book 2006 Page 622 Type 03 001 Pages 2  
Date 2/16/2006 Time 10:13 AM  
Rec Amt \$12.00 Aud Amt \$5.00

ENTERED FOR TAXATION  
THIS 16 DAY OF 02 2006  
Jane Welch  
Debby Carlson  
DEPUTY RECORDER

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver  
P.O. Box 230  
Winterset, IA 50273  
Telephone: 515/462-3731

**Taxpayer Information:** (Name and complete address)

Eleanor Grout, Trustee  
2882 Limestone Avenue  
Winterset, IA 50273

**Return Document To:** (Name and complete address)

✓ Jerrold B. Oliver  
P.O. Box 230  
Winterset, IA 50273

**Grantors:**

Eleanor M. Grout

**Grantees:**

Eleanor M. Grout Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One-----(\$1.00)----  
Dollar(s) and other valuable consideration,  
Eleanor M. Grout, Single

do hereby Convey to  
Eleanor Grout, Trustee of the Eleanor Grout Trust Created Under Trust Agreement dated September 7, 2005

the following described real estate in MADISON County, Iowa:  
Parcel "A" in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Farm Plat Book 2, Page 430 of the Recorder's Office of Madison County, Iowa

The consideration for this Deed is less than Five Hundred Dollars (\$500); therefore, no Declaration of Value or Ground Water 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 IOWA  
COUNTY OF MADISON

Dated: February 15, 2006

This instrument was acknowledged before me on February 15, 2006 by  
Eleanor M. Grout

Eleanor M. Grout  
Eleanor M. Grout (Grantor)

(Grantor)

(Grantor)

(Grantor)

Jerrold B. Oliver  
Jerrold B. Oliver, Notary Public

