

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARSED

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Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731  
Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731  
Address Tax Statement: Winterset Cemetery Assoc., PO BOX 44, Winterset, IA 50273



### WARRANTY DEED

For the consideration of Eight thousand five hundred Dollar(s) and other valuable consideration,  
Catherine A. Croft, Single

do hereby Convey to  
Winterset Cemetery Improvement Association, Inc.

the following described real estate in Madison County, Iowa:  
See 1 in Addendum


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 hereto, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Aug 31, 2006

Catherine A. Croft  
Catherine A. Croft (Grantor) (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Aug 31, 06 by Catherine A. Croft, Single

 **JOYCE E. BINNS**  
Commission Number 103567  
My Commission Expires 1-10-08

Joyce E. Binns  
Notary Public

## Addendum

1. The South 118 feet of Lots Seven (7) and Eight (8), in Block Three (3), of Wilsey's Addition to the Town of Winterset, Madison County, Iowa, EXCEPT the South 59 feet of the West 28 feet of Lot Seven (7).

AND

The North 160 feet of the West Five and One-half ( $5\frac{1}{2}$ ) Acres of the East Thirteen and One-half ( $13\frac{1}{2}$ ) Acres of the South One-half of the Northwest Fractional Quarter of the Northwest Quarter ( $S\frac{1}{2}$  NW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County Iowa, EXCEPT the following two tracts located therein:

EXCEPTED TRACT NO. 1: The North 80 feet of the West One-half ( $W\frac{1}{2}$ ) of the North 160 feet thereof;

EXCEPTED TRACT NO. 2: The South 80 feet of the West 160 feet of the North 160 feet thereof;

AND

The East 104 feet of that part of the vacated Vine Street lying adjacent to and immediately Southerly of Lots Five (5), Six (6), Seven (7) and Eight (8), in Block Three (3), of Wilsey's Addition to the City of Winterset, Madison County, Iowa.