

Document 2006 4668

Book 2006 Page 4668 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$43.20
Rev Stamp# 518

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

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X



TRUSTEE WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form No. 107
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Leon R. Hendricks, 1411 W Court Ave., Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Eleanor Ritter Trust

Grantees:

Leon R. Hendricks

Legal description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of Twenty-seven thousand five hundred
Dollar(s) and other valuable consideration,
Eleanor Ritter
(Trustee) (Go-Trustees) of the Eleanor Ritter Trust created under the Trust Agreement dated May 31, 2002.
does hereby convey to
Leon R. Hendricks

the following described real estate in Madison County, Iowa:
The East One-third (1/3) of Lot Five (5) in Block Eleven (11) of the Original Town of Winterset,
Madison County, Iowa

This deed is given in satisfaction of a Real Estate Contract recorded in Book 2002, Page 2310 of the
Recorder's Office 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 2 day of Nov, 2006

By: _____

(title)

Eleanor Ritter
Eleanor Ritter

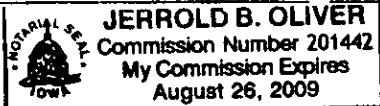
By: _____
(title)

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

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

STATE OF Iowa, COUNTY OF Madison

This instrument was acknowledged before me on Nov 2 2006
by Eleanor Ritter
as Trustee of the Eleanor Ritter Trust created under the Trust Agreement dated May 31, 2002



Jerrold B. Oliver
Notary Public