

Document 2007 1334

Book 2007 Page 1334 Type 03 001 Pages 2  
Date 4/03/2007 Time 9:29 AM  
Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON IOWA



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

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

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Ruth L. Tucker  
728 South 7th Avenue  
Winterset, Iowa 50273

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

✓ Breanna L. Young  
115 East First Street  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Ruth L. Tucker

**Grantees:**

Ruth L. Tucker Revocable Trust

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** 2225



### WARRANTY DEED

For the consideration of One  
Dollar(s) and other valuable consideration,  
Ruth L. Tucker, a single person,

do hereby Convey to  
Ruth L. Tucker, as Trustee of the Ruth L. Tucker Revocable Trust under Agreement dated April 2, 2007

the following described real estate in MADISON County, Iowa:

The East 65.125 feet of Lot Fourteen (14) of Hutchings Addition to the City of Winterset, Madison County, Iowa.

This Correction Warranty Deed is given in substitution of a Quit-Claim Deed dated the 30th day of April, 1991, and filed of record the 3rd day of May, 1991 in the Office of the Madison County Recorder in Book 56, Page 581. Because this Correction Warranty Deed is given in substitution of a previously recorded Quit-Claim Deed, it is exempt from the Iowa real-estate-transfer tax and from declaration-of-value and groundwater-hazard-statement filing requirements.


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: April 2, 2007

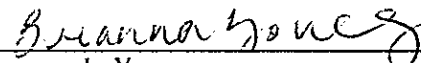
This instrument was acknowledged before  
me on April 2, 2007 by  
Ruth L. Tucker

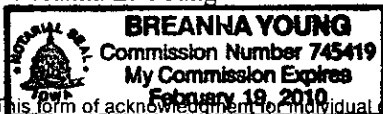
  
Ruth L. Tucker (Grantor)

(Grantor)

(Grantor)

(Grantor)

  
Breanna L. Young Notary Public



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