

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

James E. Van Werden ISBA # 05754

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REC \$ 5<sup>16</sup> COMPUTER   
AUD \$ 5<sup>10</sup> RECORDED   
R.M.F. \$ 1<sup>00</sup> COMPARED

FILED NO. 4109

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99 APR -9 AM 11:02

Preparer Information James E. Van Werden, 1009 Main St., P.O. Box 99, Adel, (515) 993-4545  
Individual's Name Street Address City

MICHEL BROWN  
SPACE ABOVE THIS LINE  
11/10/99



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)  
Dollar(s) and other valuable consideration,  
Clarence McDonald and Elsie E. Riley McDonald, husband and wife,

do hereby Convey to

Clarence McDonald and Elsie E. Riley McDonald, as tenants in common, each reserving a personal life estate in and to the survivor to have the use and enjoyment of said property, rent free, as long as the survivor lives in said property, the survivor to pay the taxes, repair and upkeep and insurance on said property, Upon the survivor's death or the survivor's removal from said  
~~the following described real estate in~~ Madison ~~County, Iowa~~

property, said personal life estate shall end and the remainder interest shall be one-half in Clarence McDonald, his successors and assigns, and one-half in Elsie E. Riley McDonald, her successors and assigns;

the following described real estate in Madison County, Iowa:

Lot Four (4) in Block One (1) of Pitzer's Addition to the Town of Winterset, Madison County, Iowa,

subject to any easements and restrictions of record.

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 distributiv 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 \_\_\_\_\_, ss:  
Adel COUNTY,  
On this 8 day of April,  
1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Clarence McDonald and Elsie E. Riley McDonald, husband and wife,

Dated: 4/8/99  
Clarence McDonald  
Clarence McDonald (Grantor)

Elsie E. Riley McDonald  
Elsie E. Riley McDonald (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.

James E. Van Werden  
Notary Public

(This form of acknowledgment for individual grantor(s) only)  
JAMES E. VAN WERDEN  
4-5-2000