

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters  
Winterset, Iowa

FOR THE LEGAL EFFECT OF THE USE OF  
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BOOK 134 PAGE 478

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MICHELLE UTSMAN  
RECORDER  
MADISON COUNTY, IOWA

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F. 8<sup>00</sup>

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100-----(\$1.00)  
Dollar(s) and other valuable consideration, (less than \$500.00)

HAZEL E. SMITH, Single,

do hereby Convey to  
HAZEL E. SMITH, as Trustee of the Hazel E. Smith Trust, created  
under a Trust Agreement dated July 14, 1995,

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to the following-described real estate:

The Southeast Quarter (SE¼) of Section Twenty-eight (28); the North Half (N½) of the Northeast Quarter (NE¼) of Section Thirty-three (33), and the West Half (W½) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Thirty-three (33); and a tract of land described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Thirty-two (32), and running thence North 40 rods, thence West 33 rods and 15 feet, thence South 22 rods and 10 feet, thence in a Southeasterly direction in the center of the public highway to a point on the South line of said 40-acre tract, 15 rods West of the place of beginning, thence East to the place of beginning, all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,

subject to a Real Estate Contract entered into by and between Lyle H. Smith and Hazel E. Smith, husband and wife, Sellers, and Lee Wheeler, Jr. and Maxine Wheeler, as Joint Tenants with full rights of survivorship, and not as Tenants in Common, Buyers, recorded in Book 103, Page 123 of the Madison County Recorder's office.

Grantor Hazel E. Smith hereby assigns all of her right, title and interest in and to said Contract to Grantee Hazel E. Smith, as Trustee of the Hazel E. Smith Trust created under a Trust Agreement dated July 14, 1995.

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

Dated: July 28, 1995

MADISON COUNTY,

ss:

On this 28 day of July,  
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Hazel E. Smith

Hazel E. Smith  
Hazel E. Smith (Grantor)

(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.

(Grantor)

Jerrold B. Oliver  
Jerrold B. Oliver

Notary Public

(Grantor)

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

