

FILED NO. 3259

BOOK 61 PAGE 683

97 MAY 23 AM 10:45

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC: 10 <sup>CB</sup>  
AND: 10 <sup>LL</sup>  
R.M.F. \$         

✓Reynoldson, Van Werden, Lloyd & Reynoldson, L.L.P., P.O. Box 199, Osceola, Iowa 50213 1-515-342-2157

COMPUTER   
RECORDED   
COMPARED

**WARRANTY DEED**

IN CONSIDERATION OF Estate Planning Objectives,

**STANLEY C. CROFT a/k/a STANLEY CROFT and CATHERINE A. CROFT,**  
**husband and wife,**

do hereby CONVEY unto

**CATHERINE A. CROFT,**

the following described real estate located in Madison County, Iowa:

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.

AND

The South 59 feet of Lots Five (5) and Six (6), in Block Three (3), of Wilsey's Addition to the Town of Winterset, Madison County, Iowa.

AND

The North 160 feet of the West Five and One-half (5½) Acres of the East Thirteen and One-half (13½) Acres of the South One-half of the Northwest Fractional Quarter of the Northwest Quarter (S½ NW frl ¼ NW¼) 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 (W½) of the North 160 feet thereof;

(Conveyed to Rex Dorrell and Ruth Marie Dorrell by Warranty Deed dated July 25, 1961, and recorded July 25, 1961, in Book 90 at Page 304 of the Deed Records of Madison County, Iowa.)

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

(Conveyed to David S. Koehler and Marliss L. Koehler by Warranty Deed dated January 5, 1978, and recorded January 5, 1978, in Book 48 at Page 191 of the Deed Records of Madison County, Iowa.)

**NO TRANSFER TAX  
EXEMPT PURSUANT TO §428A.2(11), CODE OF IOWA (1997)**

The Grantors do hereby covenant with the Grantees and successors in interest that the Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that the premises are free and clear of all liens and encumbrances whatsoever except as may be stated above, and the Grantors covenant to warrant and defend the premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Reynoldson, Van Werden, Lloyd & Reynoldson, L.L.P., P.O. Box 199, Osceola, Iowa 50213 1-515-342-2157

IN WITNESS WHEREOF, We have subscribed our names on this 21st day of May, 1997.

*Stanley C. Croft by Catherine A. Croft Attorney in Fact*  
Stanley C. Croft by Catherine A. Croft as  
Attorney-in-Fact for Stanley C. Croft

*Catherine A. Croft*  
Catherine A. Croft

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IOWA, Madison COUNTY, SS:

On this 22 day of May, 1997, before me, a Notary Public in and for said County and State, personally appeared Catherine A. Croft, personally, and as Attorney in Fact for Stanley C. Croft, to me known to be the identical person named in and who executed the same as her voluntary act and deed.

*Rebecca S. Perry*  
Notary Public in and for the State of Iowa

