

FILED NO. 3260

BOOK 61 PAGE 685

97 MAY 23 AM 10:46

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC 5.00
AUD 5.00
R.M.F. 5.15

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

WARRANTY DEED

COMPUTER
RECORDED
COMPARSED

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:

Lot One (1) of Block Nine (9), of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

AND

The East Three (3) feet of Lot Two (2) in Block Nine (9) of Pitzer & Knight's Addition to the Town of Winterset, 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.

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

