

COMPARED

FILED NO. 1741

BOOK 57 PAGE 277

Fee \$5.00  
Transfer \$5.00

92 JAN 24 PM 2: 12

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of ---One  
Dollar(s) and other valuable consideration, MARIAN E. CARDWELL, a single person,

do hereby Convey to CAROL E. FREDRICK

the following described real estate in Madison County, Iowa:

Lot Thirteen (13) in Block Eleven (11) of the Original Town of Earlham,  
Madison County, Iowa.

This is a transfer between family members for consideration of less than  
\$500.00; therefore, this transfer is exempt from the Iowa real estate transfer  
tax and declaration of value and groundwater hazard statement filing require-  
ments.

*Parent and Child*

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 acknowledgement 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:  
MADISON COUNTY,

DATED: December 13<sup>th</sup>, 1991

On this 13<sup>th</sup> day of December  
19 91, before me, the undersigned, a Notary Public  
in and for said State, personally appeared  
Marian E. Cardwell

Marian E. Cardwell  
(Marian E. Cardwell) (Grantor)

It is known to be the identical persons named in and  
who executed the foregoing instrument and acknow-  
ledged that they executed the same as their voluntary  
act and deed.

\_\_\_\_\_  
(Grantor)

Dean R. Nelson  
(Dean R. Nelson) Notary Public

\_\_\_\_\_  
(Grantor)

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

\_\_\_\_\_  
(Grantor)