

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE
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COMPARED

FILED NO. 2367

BOOK 57 PAGE 420

Fee \$5.00
Transfer \$10.00

92 APR -2 AM 9:09

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100 (\$1.00)
Dollar(s) and other valuable consideration, THELMA M. FRITZ, Single, formerly known as THELMA MAE HITCHCOCK

do hereby Convey to THELMA M. FRITZ, as Trustee of the Thelma M. Fritz Trust Created Under a Trust Agreement Dated March 30, 1992,

the following described real estate in Madison County, Iowa:

Commencing at a point 61 feet South of the Northwest Corner of Block Fourteen (14) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa, running thence East 132 feet, thence South 71 feet, thence West 132 feet, thence North 71 feet to the place of beginning,

AND

The East One-half (E $\frac{1}{2}$) of Lot Six (6) and all of Lot Seven (7) in Block Two (2) of West Addition to the City of Winterset, Madison County, Iowa

NOTE: THE CONSIDERATION FOR THIS DEED IS LESS THAN \$200

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

DATED: 3-30-92

MADISON COUNTY,

On this 30th day of March, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Thelma M. Fritz

Thelma M. Fritz
Thelma M. Fritz, formerly known as (Grantor)
Thelma Mae Hitchcock

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.

Jerrold B. Oliver
Notary Public
(This form of acknowledgement for individual grantor(s) only)

(Grantor)

(Grantor)

(Grantor)

