

REC \$ 5.00
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DEED RECORD 131

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, CLARA M. ADEY, a single person, of 740 38th Street, Des Moines, IA 50312 does hereby convey to CLARA M. ADEY, as Trustee of the CLARA M. ADEY TRUST CREATED UNDER AGREEMENT DATED JUNE 15, 1993, and successors in trust, the following described real estate in Madison County, Iowa:

A tract of land commencing at the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13) in Township Seventy-five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, running thence North 392 feet, thence West 60 feet to the middle of the public highway thence Southwesterly along the middle of said highway to a point on the South line of said Section 422 feet West of the point of beginning, thence East along said South line to the point of beginning, containing 2 1/6 acres, more or less.

Grantor does hereby Covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that she has 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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.

Consideration less than \$500.00. No revenue stamp required.

Dated this 15th day of June, 1993.

Clara M. Adey
CLARA M. ADEY (Grantor)

STATE OF IOWA)
POLK COUNTY) ss.

On this 15th day of June, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared CLARA M. ADEY, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Cynthia Rae Maissig
Notary Public in and for the State of Iowa.



When recorded return to:
J. Edward Power
801 Grand - Suite 3700
Des Moines, Iowa 50309-2727