

28,000

REAL ESTATE TRANSFER
TAX PAID <u>14</u>
STAMP #
\$ <u>44.00</u>
<i>Michelle Utzler</i>
RECORDER
1-15-93 <u>Madison</u>
DATE COUNTY

REC \$ 5.00
ADT \$ 5.00

FILED NO. 1805

BOOK JP PAGE 23

93 JAN 15 AM 9:19

COMPUTER

~~RECORDED~~

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

TRUSTEE'S DEED

Pursuant to the authority vested in the undersigned, and in consideration of One Dollar (\$1.00) and other valuable consideration, the undersigned in the representative capacity designated below, hereby conveys to Duane R. Rinard and Mae Rinard, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Twenty-five (25) and the North Half (N-1/2) of the West 62 feet of vacated alley, in Block Four (4) of Danforth's Second Addition to Winterset, Iowa.

Locally known as 723 North 9th Street, Winterset, Iowa.

Trustee does Hereby Covenant with grantees, and successors in interest, that Trustee holds the real estate by title in fee simple; that he 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 the Trustee Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Dated: January, 1993.

Wanda M. Simmons Trust
U/A dated May 30, 1991

By *Dennis Simmons*
Dennis Simmons, Trustee

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 12th day of January, 1993, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dennis Simmons, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the same as the voluntary act and deed of the person and of the fiduciary.



[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA