

COMPARED

FILED NO. 545

BOOK 129 PAGE 145

91 AUG 20 PH 3:47

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00

Transfer \$10.00
SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE and 00/100-----(\$1.00)-----
Dollar(s) and other valuable consideration, INA V. CROUSE, a single person,

do hereby Convey to THE INA V. CROUSE REVOCABLE LIVING TRUST dated 15 Aug 1991

the following described real estate in Madison County, Iowa:

Commencing at a point 24 2/3 rods South of the Northeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Ten (10), in Township Seventy-six (76) North, of Range Twenty-nine (29) West of the 5th P.M., running thence West 60 rods, thence South 26 2/3 rods, thence East 60 rods, thence North 26 2/3 rods to the place of beginning, containing 10 acres, more or less,

AND

Commencing at a point 51 1/3 rods South of the Northeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Ten (10), in Township Seventy-six (76) North, of Range Twenty-nine (29) West of the 5th P.M., running thence West 60 rods, thence South 28 2/3 rods, thence East 60 rods, thence North 28 2/3 rods, to the place of beginning, except that part thereof in the Southeast Corner which lies South and East of the Main Channel of North River and containing 1 $\frac{1}{2}$ acres, containing 9 $\frac{1}{4}$ acres, more or less,

AND

Lot Two (2) and the West 12 feet of Lot One (1) in Block Two (2), Center Addition to the Town of Winterset, Madison County, Iowa,

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
MADISON COUNTY, ss:

DATED: Aug-16-1991

On this 16 day of August, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared Ina V. Crouse

X Ina V. Crouse
Ina V. Crouse (Grantor)

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.

Kim Mathes
Notary Public

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

