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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Chad E. Frease, 316 E Buchanan, Winterset, IA 50273</u>		
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Chad E. Frease, 316 E Buchanan, Winterset, IA 50273</u>		
	WARRANTY DEED	UB092419
For the consideration of <u>\$106,900.00</u> Dollar(s) and other valuable consideration, <u>James C. Eller, Single</u>		
_____ do hereby		
Convey to <u>Chad E. Frease, a single person</u>		
_____ the		
following described real estate in <u>Madison</u> County, Iowa: <u>Lot Two (2) of Mill Addition to the Town of Winterset, Madison County, Iowa</u>		
<p>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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.</p>		
		Dated: <u>6-10-09</u>
<u>James C. Eller</u> James C. Eller (Grantor)		_____ (Grantor)
STATE OF <u>IOWA</u> , COUNTY OF <u>MADISON</u> This instrument was acknowledged before me on <u>June 10, 2009</u> , by <u>James C. Eller</u>		
		<u>Carol E. Landis</u> Notary Public
(This form of acknowledgment for individual grantor(s) only)		