

FILED NO. **000205**

BOOK 2001 PAGE 205

2001 JAN 19 PM 4:10

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 462-4912

Preparer Information: JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSSET
Individual's Name Street Address City Phone



Address Tax Statement: Union State Bank
201 W. Court, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of In lieu of foreclosure
Dollar(s) and other valuable consideration,
Betty C. Forsyth, a single person

do hereby Convey to
Union State Bank

the following described real estate in Madison County, Iowa:
Lot Four (4) in Block Eight (8) of the Original Town of Winterset, Madison County, Iowa.

This instrument gives back real property to the lienholder in lieu of foreclosure and is exempt from transfer tax under Iowa Code Section 428A.2(18). This instrument is an absolute conveyance of fee simple title to the grantee and is not for the purpose of securing any loan from the grantee.

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.

STATE OF IOWA

Dated: 1-19-2001

MADISON COUNTY, SS:

On this 19th day of January, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared Betty C. Forsyth

Betty C. Forsyth
Betty C. Forsyth (Grantor)

(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



Deane Jordan
Notary Public

(Grantor)

(Grantor)

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