

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

James E. Van Werden ISBA # 05754

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

FILED NO. 3396

BOOK 141 PAGE 158

99 FEB 19 PM 12:44

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
(COMPAID)

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

Preparer Information: James E. Van Werden, 1009 Main St., P.O. Box 99, Adel, (515) 993-4545
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)
Dollar(s) and other valuable consideration,
Brenton Bank of Des Moines, Iowa, as trustee of the GRACE M. LETCHWORTH TRUST
DATED December 4, 1998,

do hereby Convey to
Grace M. Letchworth, single,

the following described real estate in Madison County, Iowa:

That part of the Northeast Quarter (4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the northeast corner of the Northeast Quarter (4) of said Section Twenty-one (21); thence on an assumed bearing of South 90°00'00" West along the north line of the Northeast Quarter (4) of said Section Twenty-one (21) a distance of 484.00 feet; thence South 00°32'38" East 342.91 feet; thence South 89°42'58" East 484.03 feet; thence North 00°32'38" West 345.31 feet to the northeast corner of the Northeast Quarter (4) of said Section Twenty-one (21) and the point of beginning.

Consideration is less than \$500 and is a transfer from grantor's trust to grantor; hence no revenue stamps are required.

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 distributiv 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
Polk COUNTY,

Dated: January 19, 1999

ss: Brenton Bank, as Trustee

On this 19 day of January,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared

By: [Signature]
Tom Nelson, Vice Pres. (Grantor)
and Trust Officer

Tom Nelson
Cindy B Eaton

By: [Signature]
Cindy B. Eaton, Trust (Grantor)
Officer

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.

(Grantor)

[Signature]
Notary Public

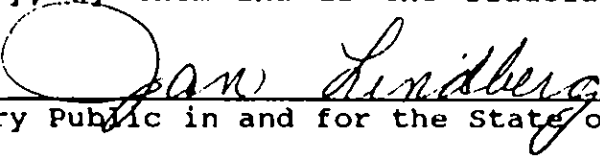
(Grantor)

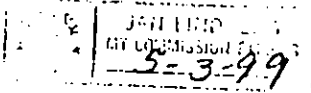
(This form of acknowledgment for individual grantor(s) only)

JAN LINDBERG
MY COMMISSION EXPIRES

STATE OF IOWA, POLK COUNTY, ss:

On this 19 day of January, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tom Nelson and Cindy B. Eaton, to me personally known, who, being by me duly sworn, did say that they are the Vice President/Trust Officer and Trust Officer, respectively, of the corporation executing the foregoing instrument; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; that Tom Nelson and Cindy B. Eaton acknowledged the execution of the instrument to be the voluntary act and deed of the corporation and of the fiduciary, by them and as the fiduciary voluntarily executed.


Notary Public in and for the State of Iowa



RECORD LYCE
EVIDENCE CEE