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98 DEC - 8 AM 11: 20

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

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer  
Information E

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,  
Grace M. Letchworth, single,

do hereby Convey to  
Brenton Bank of Des Moines, Iowa, as trustee of the GRACE M. LETCHWORTH TRUST  
DATED December 4, 1998,

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 to grantor's trust; 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

Dated: December 4, 1998

SS:

MADISON COUNTY,

On this 4th day of December,  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Grace M. Letchworth, single,

Grace M. Letchworth (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.

(Grantor)

James E. Van Werden

(Grantor)

JAMES E. VAN WERDEN Notary Public

(This form is for acknowledgment of individuals only)