

REC \$10.00
AUD \$5.00
R.M.F. \$1.00

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID
\$ 36.80
RECORDED
12-29-96
DATE COUNTY

FILED NO. 1759

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96 DEC 27 PM 3:30

MICHELLE UTSLEY
RECORDER
MADISON COUNTY, IOWA

Preparer Information James E. Van Werden
Individual's Name

P.O. Box 197
Street Address

Adel, Iowa
City

515-993-4545
Phone



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Twenty three thousand five hundred and no/100-----
Dollar(s) and other valuable consideration,
Margaret A. Mallgren and C. Martin Clague,
(Trustees) (Co-Trustees) of the Elsie B. Sawyers Trust Agreement dated March 10,
1993,

does hereby convey to
Alan D. Havel,

the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lots One (1) and Two (2) in Block Eleven (11)
of Pitzer & Knight's Addition to the Town of Winterset, Madison
County, Iowa.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 27th day of December, 1996.

By: Elsie B Sawyers Trust
Margaret A. Mallgren (title)

By: C. Martin Clague
C. Martin Clague (title)

As (~~Trustee~~) (Co-Trustee) of
the above-entitled trust

As (Trustee) (Co-Trustee) of
the above-entitled trust

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on December, 1996, by
Margaret A. Mallgren
above-entitled trust.



Toni M. Tindle
Notary Public in and for said State

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on December 26, 1996, by C. Martin Claque as ~~Trustee~~ [Co-Trustee] of the above-entitled trust.



Lois K. Taggart
Notary Public in and for said State

CORPORATE ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, 19____, by _____ and _____ as _____ and _____ of _____, [Trustee] [Co-Trustee] of the above-entitled trust. Said person(s) acknowledge(s) that the corporation has no seal/has a seal which is affixed hereto (strike one).

_____, Notary Public in and for said State

Alan Havel
1804 North RM Tr.
Wentworth