

54,900

FILED NO. 3079

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97 MAY -6 PH 12: 17

MICHELLE UTSELL  
RECORDER  
MADISON COUNTY, IOWA

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

REAL ESTATE TRANSFER TAX PAID
STAMP # 12
\$ 54,900
RECORDED
DATE 5-6-97
COUNTY Polk

Prepared by: Michael P. Mallaney, 1000 Equitable Building, Des Moines, IA 50309, 515-245-6789

WARRANTY DEED

CONSIDERED   
RECORDED   
COMPARED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Virginia Louise Forsyth, as Trustee of the Virginia Louise Forsyth Trust, U/A, dated March 15, 1994, do hereby Convey to Diane M. Dillinger, a married person, the following described real estate in Madison County, Iowa:

Lot Eight (8) in Block One (1) of Gaff & Bevington's Addition to the Town of Winterset in Madison County, Iowa



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 )  
 ) ss:  
COUNTY OF POLK )

Dated: 4-28-97

VIRGINIA LOUISE FORSYTH TRUST, U/A,  
dated March 18, 1994

On this 5 day of May, 1997, before me the undersigned, a Notary Public in and for said State, personally appeared Virginia Louise Forsyth, Trustee of the Virginia Louise Forsyth Trust, U/A, dated March 18, 1994, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

By: Virginia Louise Forsyth, Trustee  
Virginia Louise Forsyth, Trustee (Grantor)

(Grantor)

(Grantor)

(Grantor)

Larry D. Watts  
Notary Public

