

COMPUTER RECORDED
RECORDED
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REC. \$5.00
AD. \$5.00
R.M.F. \$1.00

REAL ESTATE TRANSFER
TAX PAID 29
STAMP
\$ 116.00
RECORDED
6/16-97
DATE COUNTY

FILED NO. 3559

BOOK 61 PAGE 739

97 JUN 16 PM 3:29

MICHELLE UTGLEN
RECORDER
MADISON COUNTY, IOWA
515-993-4545

Preparer Information: James E. Van Werden, P.O. Box 197, Adel, Iowa, 515-993-4545



TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Seventy three thousand and no/100
Dollar(s) and other valuable consideration,
Margaret A. Mallgren and C. Martin Clague,
(Co-Trustees) of the Elsie B. Sawyers Trust Agreement dated March
10, 1993,
does hereby convey to
Matthew J. Wiseman and Angela M. Mills, JOINT TENNENTS

the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lots (1) and Two (2), in Block
Eleven (11), of Pitzer & Knight's Addition to
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 14 day of June, 1997.

By: Margaret A. Mallgren, Trustee
Margaret A. Mallgren (title)

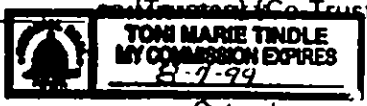
By: C. Martin Clague
C. Martin Clague (title)

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 June 14, 1997, by Margaret A. Mallgren & as a C. Martin Clague (Trustee) (Co-Trustee) of the above-entitled trust.



Tom Marie 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.