THIS 12 DAY OF July 1979
AUDITORS FEE $ 1.00
George F. Hinshaw
AUDITOR

FILED NO. 61
BOOK 109 PAGE 165
1979 JUL 10 AM 10:10
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Free
6.00

COURT OFFICER DEED
DEPUTY AUDITOR

IN THE MATTER OF THE TRUST UNDER THE WILL OF PAUL A. TORNQUIST NOW PENDING IN THE DISTRICT COURT OF THE STATE OF IOWA IN AND FOR SCOTT COUNTY

IN PROBATE NO. 41949

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the authority and power vested in the undersigned by the orders of the court in the above entitled cause, or by the Will of the above named decedent, and

In consideration of the sum of Thirty-Six Thousand Dollars ($36,000.00), in hand paid, the undersigned, in the representative capacity designated below, hereby convey unto LEONA LYON, her heirs and assigns, the following described real estate, situated in Madison County, State of Iowa, to wit:

> The Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa.

This deed is executed in performance of the obligations of the seller under that certain contract for the sale of said real estate executed of date the 19th day of April, 1960, by and between the said Paul A. Tornquist (together with his wife Hazel Tornquist) as seller, and Forrest D. Lyon, late of Madison County, Iowa, deceased, as buyer.

Grantee, Leona Lyon, by the acceptance hereof, warrants that she is presently the unqualified owner of the entire interest of the buyer under said contract.

This conveyance is expressly made subject to the following: claims of persons (other than grantee) claiming by, through or under the said Forrest D. Lyon; exceptions provided for in said contract (including taxes, if any unpaid and provided by said contract to be paid by buyer); rights of the public in highways.

The undersigned covenant only as follows: that they are the duly appointed, qualified and acting trustees under the will of the said Paul A. Tornquist; that they have good right and lawful authority to convey the above described real estate; and that they will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever claiming the same by, through or under them, the said trustees.

Signed this 1st day of October, 1976.

DAVENPORT BANK AND TRUST COMPANY,
an Iowa banking corporation, as Trustee in
the above entitled matter

By _____
D. C. BAUSTIAN Vice President

By _____
K. C. HARTMAN Trust Officer

_____
(Hazel E. Tornquist)

_____
(Suzanne Reimers)
As Trustees in the above entitled matter

IND. ✓
REC. ✓
PAGE

STATE OF IOWA, COUNTY OF SCOTT:

On this 22nd day of October, 1976, before me, the undersigned, a notary public in and for the State of Iowa, personally appeared Hazel E. Tornquist, one of the trustees under the will of Paul A. Tornquist, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as the voluntary act and deed of herself personally and as such trustee.

Edward A. Doerr

Notary Public in the State of Iowa
Edward A. Doerr

STATE OF IOWA, JASPER COUNTY:

On this 18 day of October, 1976, before me, the undersigned, a notary public in the State of Iowa, personally appeared Suzanne Reimers, one of the trustees under the will of Paul A. Tornquist, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as the voluntary act and deed of herself personally and as such trustee.

MAUREEN A. WHITE
MY COMMISSION EXPIRES
SEPTEMBER 30, 1978

Maureen A White

Notary Public in the State of Iowa
Maureen A. White

STATE OF IOWA, SCOTT COUNTY:

On this 1st day of October, 1976, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared R. C. Baustian and K. C. Hartman, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Trust Officer, respectively, of said corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said R. C. Baustian and K. C. Hartman acknowledged the execution of said instrument to be the voluntary act and deed of said corporation and of said fiduciary, by it, by them, and as such fiduciary voluntarily executed.

Iowa

Mildred C Wayson

Notary Public in the State of Iowa
Mildred C. Wayson

Notary Public In and for State of Iowa
My Commission Expires Sept. 30, 1978

REAL ESTATE TRANSFER TAX
—61—
10 JUL 79
7-10-79
016 $039.05 TRFR FEE