

REAL ESTATE TRANSFER  
 TAX PAID 36  
 STAMP #  
 \$ 52.00  
*Michelle Utzler*  
 RECORDER  
3-25-04 Madison  
 DATE COUNTY

REC \$ 5.00  
 AUD \$ 5.00  
 R.M.F. \$ 7.00  
5.00

FILED NO. 1287  
 BOOK 2004 PAGE 1287  
 2004 MAR 26 AM 11:10  
 MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

COMPUTER   
 RECORDED   
 COMPARED

C  
 C  
 C

Preparer: Jackie L. Pett  
 First National Acceptance Company P. O. Box 4010 East Lansing, MI 48826  
 1-800-897-2324

Address tax statement: David Braga, Sara Braga 511 East North St., Winterset, IA 50273

**WARRANTY DEED**

(Corporate Grantor)

For the consideration of Thirty-Three Thousand Dollars and NO Cents(\$33,000.00) and other valuable considerations, First National Acceptance Company, a Corporation organized and existing under the laws of Michigan does hereby Convey to David K. Braga and Sara Jo Braga, husband and wife the following described real estate in Madison County:

THE EAST 58.4 FEET OF THE WEST 175 FEET OF LOT ONE (1) OF DEPOT ADDITION TO THE TOWN OF WINTERSSET, MADISON COUNTY, IOWA.

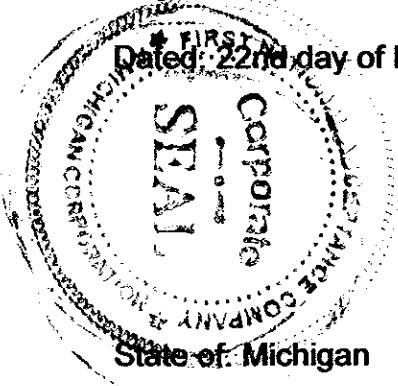
Also known as: 510 East Filmore

This deed is given in fulfillment of the Real Estate Contract dated 02/01/1991 and filed on 03/01/1991 in Book 56 , Page 494, Sellers interest in said contract being assigned to First National Acceptance Company, a Michigan Corporation by instrument dated 11/06/1996, filed for record on 12/23/1996 in Book 61, Page 497, Records of the Madison County, Iowa Recorder.

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

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

Dated: 22nd day of March, 2004.



First National Acceptance Company

*Steve Allison*

Steve Allison  
 Vice President,

County of: Ingham

On this 22nd day of March, 2004 before me, the undersigned, a Notary Public in and for said State, personally appeared Steve Allison to me personally known, who being by me duly sworn, did say that he/she is the Vice President for First National Acceptance Company of said coporation; 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 Steve Allison, as Vice President for First National Acceptance Company, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

*Jackie L. Pett*  
 Jackie L. Pett, Notary Public  
 Eaton County Acting in Ingham County.  
 My commission expires: 06/23/07

Account Number: 17303

David Braga  
 511 E North St.  
 W

