

001640

FILED NO. _____

BOOK 2002 PAGE 1640

2002 APR -5 PM 4:05

HICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPALED _____

Preparer: Erik D. Mackey
First National Acceptance Company P. O. Box 4010 East Lansing, MI 48826

Address tax statement: David Braga, Sara Braga 510 East Filmore, Winterset, IA 50273

WARRANTY DEED

(Corporate Grantor)

For the consideration of one dollar (\$1.00) and other valuable considerations, First National Acceptance Company, a Corporation organized and existing under the laws of Michigan does hereby Convey to David Braga, Sara Braga the following described real estate in Madison County:

S 1/2 of E 58.4' of W 175' of Lot 1 Depot Addition, CITY OF WINTERSET, IOWA, MADISON CO.

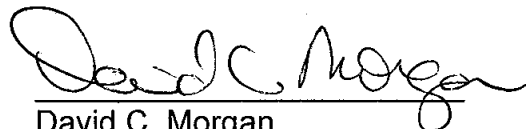
This deed is given in Partial fulfillment of the Real Estate Contract dated 02/01/1991 and filed on 03-01-91 in Book 56, Page 494, Records of the Madison County, Iowa Recorder.

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: 4th day of October, 2001.

First National Acceptance Company

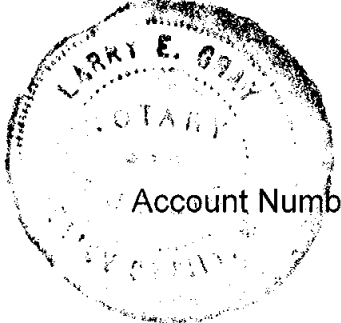


David C. Morgan
President,

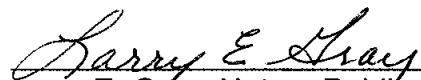
State of: Michigan

County of: Ingham

On this 4th day of October, 2001 before me, the undersigned, a Notary Public in and for said State, personally appeared David C. Morgan to me personally known, who being by me duly sworn, did say that he/she is the 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 David C. Morgan, as 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.



Account Number: 17303



Larry E. Gray, Notary Public
Eaton County Acting in Ingham, County,
My commission expires: 06/05/02