

ENTERED FOR TAXATION
THIS 03 DAY OF 03 - 2006
Jan Welch
AUDITOR
Dubby Barkley
DEPUTY AUDITOR

Document 2006 831

Book 2006 Page 831 Type 03 001 Pages 2
Date 3/03/2006 Time 10:41 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1.416.00
Rev Stamp# 83 DOV# 80

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

| | |
|----------|---|
| COMPUTER | ✓ |
| RECORDED | ✓ |
| COMPARED | ✓ |

This instrument prepared by:
JAMES W. STEINBERG, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Return to:
FIRST REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

(SAS) Phone # (515) 453-4681

Mail tax statements to:
MITCHELL CALLAWAY, 8198 N. 83RD AVE. W. BAXTER, IOWA 50028

File #150602036

\$ 885,500.00

WARRANTY DEED

Legal: THE NORTHWEST QUARTER (1/4) OF SECTION TWENTY-NINE (29),
IN TOWNSHIP SEVENTY-SEVEN (77) NORTH OF RANGE TWENTY-
SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA

Address: 2933 CUMMING RD. VAN METER, IOWA

Parcel ID: 031012942; 031012944; 030012946; 030012948000000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the **FRANK E. LEWIS AND IRMA N. LEWIS FAMILY TRUST UNDER AGREEMENT DATED JULY 10, 1997 BY IRMA N. LEWIS AND GREGORY A. LEWIS, as Trustees**, does hereby convey unto **MITCHELL B. CALLAWAY, A MARRIED PERSON**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that the Trust 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 Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The Grantors further warrant as follows:

1. We are the Trustees of the above-named Trust, to which the above-described real estate was conveyed by deed filed of record January 15, 1998, in Book **138**, Page **409**, of the Madison County, Iowa, Recorder's Office. The persons creating the Trust were under no disability or infirmity at the time the Trust was created.
2. We are the presently-existing Trustees under the Trust and we re authorized to transfer the above-described real estate to the Grantees herein without any limitation or qualification whatsoever.
3. The Trust is in existence and we, as Trustees, are authorized to transfer the interest in the above-described real estate, free and clear of any adverse claims.
4. Frank E. Lewis is deceased. The estate was not of sufficient size to incur either Federal or State of Iowa estate tax.
5. The Trust is revocable or, if the Trust is irrevocable, none of the beneficiaries of the Trust are deceased.

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)

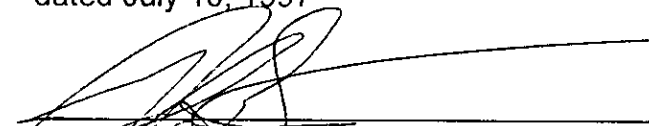
COUNTY OF POLK)

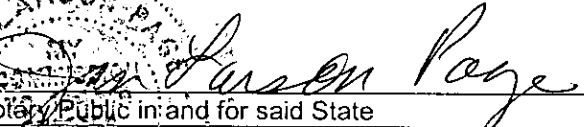
SS:

On this 28th day of February, 2006, before me the undersigned, a Notary Public in and for said State, personally appeared **Irma N. Lewis and Gregory A. Lewis, as Trustees of the Frank E. Lewis and Irma N. Lewis Family Trust under Agreement dated July 10, 1997**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they, as Trustees, executed the instrument as the voluntary act and deed of the Trust and of the Trustees.

Dated: February 28, 2006


Irma N. Lewis
As Trustee of the Frank E. Lewis and Irma N. Lewis Family Trust under Agreement dated July 10, 1997


Gregory A. Lewis
As Trustee of the Frank E. Lewis and Irma N. Lewis Family Trust under Agreement dated July 10, 1997


Notary Public in and for said State