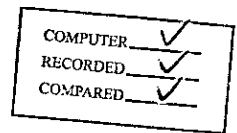


MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA



Prepared by: Joseph A. Nugent, Attorney at Law, 401 Grand Avenue, West Des Moines, Iowa 50265
Send Tax Statements to: Marvin & Ellen Ellwanger, 2556 260th Lane, Winterset, Iowa 50273

\$56,000.00

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **EDWARD T. JOHANIK**, an unmarried individual, does hereby Convey to **MARVIN B. ELLWANGER and ELLEN J. ELLWANGER**, husband and wife, as **JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, the following described real estate in Winterset, Madison County, Iowa:

Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the Fifth principal Meridian, Madison County, Iowa, containing 5.00 acres, as shown in Plat of survey filed in Book 2, Page 570 on May 30, 1995, in the Office of the Recorder of Madison County, Iowa. Locally known as: 2556 260th Lane, Winterset, Iowa 50273.

SUBJECT TO: all building and use restrictions, covenants and easements of record.

Grantor does hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he 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. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

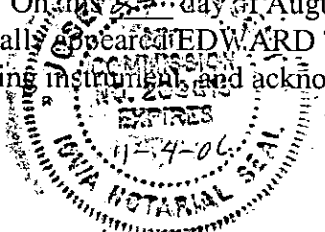
Dated this 24 day of August, 2006.

Edward T. Johanik

Grantor: EDWARD T. JOHANIK

STATE OF IOWA, COUNTY OF MADISON) ss.

On this 24 day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared **EDWARD T. JOHANIK**, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Joseph A. Nugent

Notary Public in and for said County and State