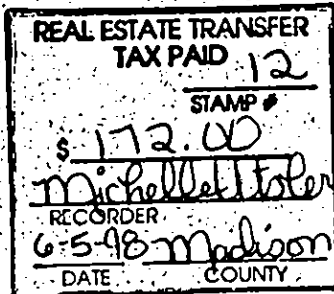


108,000

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER.



REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
COMPUTER ✓
RECORDED ✓
COMPARED ✓

FILED NO. _____
BOOK 62 PAGE 501
98 JUN -5 PM 1:16
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared by: Stephanie Gingery RE/MAX Opportunities, Inc 317 E 1st St, Ankeny, IA 50021

515-964-9400

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE AND NO/100 Dollar(s) and other valuable consideration, Harland R. Crowdes and Dorothy M. Crowdes, husband and wife do hereby Convey to Kenneth Conard and Carol Conard, husband and wife as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

Lot 1 in Block 20 of the Original Town of Winterset in Madison County, Iowa

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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. 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa SS: Madison COUNTY,

DATED: 5/31/98

On this 31st day of May, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared Harland R. Crowdes & Dorothy M. Crowdes

Harland R. Crowdes (Grantor)

Dorothy M. Crowdes (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature] (Grantor)

Deborah A. Serrell Notary Public

(This form of acknowledgement for individual grantor(s) only)

[Signature] (Grantor)

My Commission expires 10/21/2000

DEED RECORD 62