

REAL ESTATE TRANSFER
TAX PAID 5
STAMP # 40
74
Michelle Utsler
RECORDER
8-5-98 Madison
DATE COUNTY

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

FILED NO. 642
BOOK 62 PAGE 621
98 AUG -5 PM 2: 58
MICHELLE UTSLER
RECORDER
MADISON COUNTY IOWA
515 462 7666

Preparer Information A. Zane Blessum 113 N. John Wayne Winterset, IA
Individual's Name Street Address City Phone



47,000

**WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of one and no/100 -----
Dollar(s) and other valuable consideration,
JAN-CAT, Inc.
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
Kenneth Conard

the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Five (5) of Pitzer & Knight's Addition
to the Town of Winterset, Madison County, Iowa.



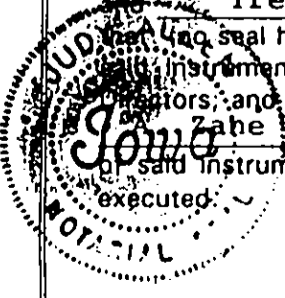
The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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 acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 8/5/98
By JAN-CAT, Inc.
Mark Switzer, President Title
By A. Zane Blessum, Treasurer Title

STATE OF Iowa, Madison COUNTY, ss:
On this 5 day of August, 19 98 before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Switzer and A. Zane Blessum to me personally known, who being by me duly sworn, did say that they are the President Treasurer, respectively, of said corporation;

(No seal has been procured by the said) (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 Mark Switzer and A. Zane Blessum as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Judy Allen
Notary Public