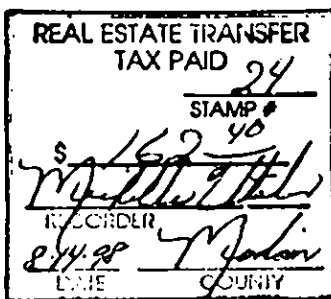


THE IOWA STATE BAR ASSOCIATION Official Form No. 103	JOHN E. CASPER ISBA # 000000816	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
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REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00



FILED NO. 828
 BOOK 62 PAGE 638
 98 AUG 14 PM 3:58
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER
 RECORDED
 COMPARED

Preparer Information: JOHN E. CASPER, 223 EAST COURT AVENUE, P.O. BOX 67, WINTERSSET, IOWA 50273-0067, (515) 462-4912

Individual's Name: _____ Street Address: _____ City: _____ Phone: _____



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of ONE HUNDRED TWO THOUSAND AND NO/100 (\$102,000.00)
 Dollar(s) and other valuable consideration,
MARY ELIZABETH JOHNSON, a single person

do hereby Convey to
RYAN L. ABEL and LORI A. ABEL, 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 Four (4) in Block Twenty-two (22) of the Original Town of Winterset, 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 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 Dated: AUGUST 13, 1998

ss: MADISON COUNTY,

On this 13th day of AUGUST, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared MARY ELIZABETH JOHNSON

Mary Elizabeth Johnson
 MARY ELIZABETH JOHNSON (Grantor)

(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.

John E. Casper
 JOHN E. CASPER Notary Public

(Grantor)

(Grantor)

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