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REAL ESTATE TRANSFER  
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STAMP # 20  
\$55  
*Shirley L. Henry*  
RECORDER  
7-26-99 Madison  
DATE COUNTY

FILED NO. 000371  
BOOK 63 PAGE 286  
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MICHELLE UTBACHER  
RECORDER  
MADISON COUNTY, IOWA

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COMPARED

This document was prepared by:  
Davis, Brown, Koehn, Shors & Roberts P.C., 666 Walnut Suite 2500, Des Moines, IA 50309 (515)288-2500

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SPECIAL WARRANTY DEED

For consideration of One (\$1.00) Dollar and other valuable consideration, Bankers Trust Company of California, N.A., Trustee, successor in interest by Merger with Bank of America National Trust and Savings Association, assignee by virtue of an Assignment filed March 8, 1993 in Book 58, Page 164 of the Madison County Recorder's Office, does hereby convey to Misan Partnership, Sandra Tyer and Michael Pomper, Partners, the following described real estate in Madison County, Iowa:

The West 23 feet of Lot 4, Block 24 in the Original City of Winterset, Madison County, Iowa.

This deed is given in fulfillment of one certain real estate contract dated August 18, 1989, filed August 18, 1989 in Book 55, Page 219 of the Madison County Recorder's Office by and between United Federal Savings Bank of Iowa to Misan Partnership, Sandra Tyer and Michael Pomper, Partners. Grantor's warranties extend only to the date of the Contract with special warranties thereafter as to the acts of the grantor only.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 16<sup>th</sup> day of July, 1999.

BANKERS TRUST COMPANY OF CALIFORNIA, N.A., TRUSTEE  
successor in interest by merger with  
BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Trustee under that certain Pooling and Servicing Agreement, dated as of July 1, 1992, for RTC Commercial Mortgage Pass-Through Certificates, Series 1992-C5 by and through Attorney in Fact, GMAC COMMERCIAL MORTGAGE CORPORATION, Master Servicer

By [Signature]  
Its Vice President

By [Signature]  
Its Assistant Vice President

STATE OF PENNSYLVANIA )  
  ) SS:  
COUNTY OF MONTGOMERY )

On this 16<sup>th</sup> day of July, 1999, before me, the undersigned, a Notary Public in and for the State of Pennsylvania, personally appeared Brian Stauffer and DOUGLAS GRAY, to me personally known, who, being by me duly sworn, did say that they are the VICE PRESIDENT and ASST. VICE PRESIDENT, respectively, of the corporation executing the foregoing instrument; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; that Brian Stauffer and Douglas Gray acknowledged the execution of the instrument to be the voluntary act and deed of the corporation and of the fiduciary, by it, by them and as the fiduciary voluntarily executed.

[Signature]  
\_\_\_\_\_, Notary Public  
in and for said County and State

NOTARIAL SEAL  
ROBIN A. WITHERSPOON, Notary Public  
Horsham Twp., Montgomery County  
My Commission Expires April 3, 2003

