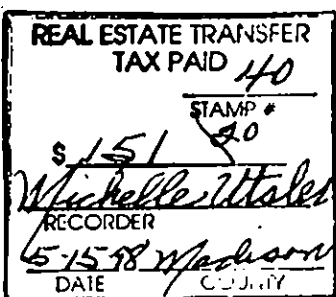


THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 00454

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



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REC \$ 5.00
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R.M.F. \$ 1.00

FILED NO. 4527
BOOK 62 PAGE 460
98 MAY 15 PM 3:18
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ---Ninety-five Thousand
Dollar(s) and other valuable consideration,
JOHN L. WILCOX and JANET M. WILCOX, husband and wife,

do hereby Convey to
J. KEVIN MANKIN

the following described real estate in Madison County, Iowa:

Lot Four (4) in Block One (1) of the Original Town of Earlham, 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: May 5, 1998

MADISON COUNTY, ss:
On this 5th day of May,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
John L. Wilcox and Janet M. Wilcox

John L. Wilcox
(John L. Wilcox) (Grantor)

Janet M. Wilcox
(Janet M. Wilcox) (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.

Susan Clark
(Susan Clark)
Notary Public

(Grantor)

(Grantor)

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