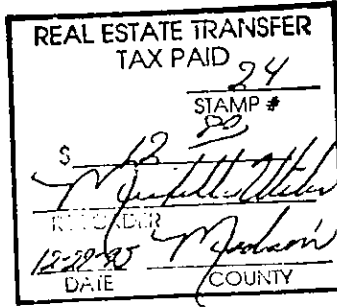


COMPUTER
RECORDED
COMPILED

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



FILED NO. 1763
BOOK 60 PAGE 670
95 DEC 27 PM 4:11
MICHELLE UTSER,
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of EIGHT THOUSAND FIVE HUNDRED----- (\$8,500.00)
Dollar(s) and other valuable consideration,
TRURO GROCERY, INC.

a corporation organized and existing under the laws of
IOWA

does hereby Convey to
PAUL J. FRAAS, JR.

the following described real estate in Madison County, Iowa:

Lots Nineteen (19) and Twenty (20) in Block four (4) of the
Original Town of Truro (formerly called Ego), 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 Warranty 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.

TRURO GROCERY, INC.

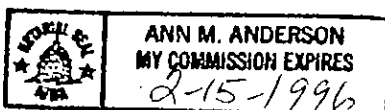
Dated: 12/12/95

By Stephen A Phillips President
Stephen Phillips Title

By Edward Buchanan Secretary
Edward Buchanan Title

STATE OF IOWA, MADISON COUNTY, ss:

On this 12th day of December, 19 95 before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen Phillips and Edward Buchanan to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation; that (no seal has been procured by the said) ~~XXXXXX~~ corporation that said instrument was signed ~~XXXXXX~~ on behalf of said corporation by authority of its Board of Directors; and that the said Stephen Phillips and Edward Buchanan 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.



Ann M. Anderson

Notary Public