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THE IOWA STATE BAR ASSOCIATION  
Official Form No. 105

ISBA # 04824 Doyle D. Sanders  
Beving, Swanson & Forrest, P.C.

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

REAL ESTATE TRANSFER  
TAX PAID 9  
STAMP  
\$ 20.00  
Michelle Utsler  
RECORDER  
9-9-96 Madison  
DATE COUNTY

REC 11.00  
AUD 5.00  
R.M.F. \$ 1.08

COMPUTER   
RECORDED   
COMPARED

FILED NO. 691  
BOOK 61 PAGE 314  
96 SEP -9 AM 10:53  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of One (1)  
Dollar(s) and other valuable consideration,  
The Iowa Seventh-day Adventist Association, an Iowa corporation,

do hereby Convey to  
Michael B. Callahan and Nancy L. Callahan, as joint tenants with  
full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:  
Lot Eight (8) in Block Two (2) of Pitzer's Addition to the Town of  
Winterset, Madison County, Iowa.

This deed is given as full performance of a certain contract as  
shown of record in Book 56, Page 692, in the office of the  
Recorder of Madison County dated June 22, 1991, for the sale of the  
real estate by and between grantor herein and grantees herein, to  
and including which date only all general warranties and covenants  
herein extend. Thereafter, grantor warrants title only as against  
itself and all parties claiming thereunder. This deed merges all  
of the prior contractual rights of the parties.

Exemption 1.

Recorder: Transfer tax is \$20.00.

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.

STATE OF \_\_\_\_\_,  
\_\_\_\_\_ COUNTY,

On this \_\_\_\_\_ day of \_\_\_\_\_,  
19 \_\_\_\_\_, before me, the undersigned, a Notary  
Public in and for said State, personally appeared

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.

\_\_\_\_\_  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

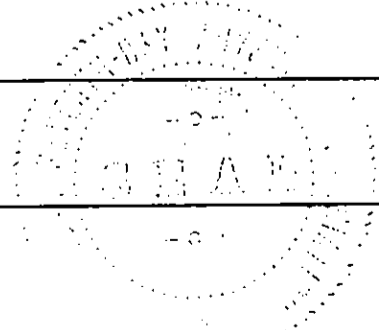
Dated: August 19, 1996

ss: The Iowa Seventh-Day Adventist  
Association  
By: W.D. Wampler  
W.D. Wampler President (Grantor)

By: Jake Knight  
Jake Knight, Secretary (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)





STATE OF IOWA, COUNTY OF POLK, ss:

On this 19th day of August, 19 96, before me, the undersigned, a Notary Public in and for the said State, personally appeared W.D. Wampler and Jake Knight, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of the corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed thereto is the seal of the) corporation; that the instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; and that W.D. Wampler and Jake Knight as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

*Linda Galland*

Linda Galland, Notary Public in and for said State.



(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of corporations