\$ 25,000

IOWA REALTY CO. 3501 WESTOWN PARKWA WEST DES MOINES, IA 50

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MD \$ U 00 MD \$ U 00 MICHELLE UTSLER RECORDER MADISON COUNTY IOWA

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3601 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of <u>ONE</u> Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN EDWARD COLLINS, A SINGLE PERSON hereby convey unto ALAN D. HAVEL, A SINGLE PERSON the following described real estate, situated in MADISON County, Iowa:

LOT TWO (2), IN BLOCK ONE (1), NORTH ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 FEBRUARY, <u>26</u>, 199<u>7</u>.

STEPHEN EDWARD COLLINS

A/K/A: STEPHEN E. COLLINS

By:____

STATE OF IOWA

)SS.

COUNTY OF POLK

On this day of FEBRUARY, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared STEPHEN EDWARD COLLINS A SINGLE PERSON, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

Notary Public in and for Said State

Jowa Jana