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REAL ESTATE TRANSFER
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 Michelle Utsler
 RECORDER
2-28-97 Madison
 DATE COUNTY

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FILED NO. 2294
BOOK 61 PAGE 565
97 FEB 28 PM 12:37
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPILED
RECORDED
COMPARED

PREPARED BY: R. O'BRIEN, MADISON COUNTY ABSTRACT CO., 102 W. COURT AVE., WINTERSSET, IOWA 50273 (515) 462-4524

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration the receipt of which is hereby acknowledged, RUBY M. O'BRIEN, A SINGLE PERSON, hereby convey unto JOHN D. FEATHERSTONE and GEORGANNE FEATHERSTONE, husband and wife, as Joint Tenants with full rights of survivorship, and not as Tenants in Common, the following described real estate, situated in Madison County, Iowa:



Lot Four (4) in Block One (1) in Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa,

This Deed given in fulfillment of a Real Estate Contract dated March 15, 1994, and filed for record on the 16th day of March, 1994, at Deed Record 59 on Page 133, in the Office of the Madison County Recorder.

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.

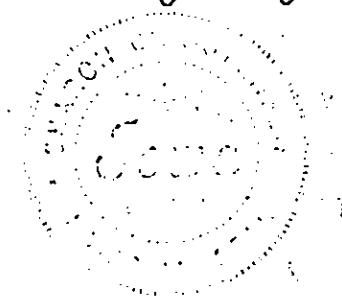
Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to such real estate.

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 January 21, 1996⁷.

By: Ruby M. O'Brien
RUBY M. O'BRIEN, a single person

By: _____



STATE OF IOWA)
) SS
COUNTY OF MADISON)

On this 21 day of January, A.D., 1996⁷, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared RUBY M. O'BRIEN, A SINGLE PERSON, known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Sharon Christensen
Notary Public in and for Said State
My commission expires 9-6-98