

REC 5.20
AUD 5.20
R.M.F. 5.20

REAL ESTATE TRANSFER	
TAX PAID 28	
STAMP 20	
S. <i>[Signature]</i>	
RECORDED	<i>[Signature]</i>
6/16/97	MADISON
DATE	COUNTY

FILED NO. 3555
BOOK 61 PAGE 738
97 JUN 16 PM 3:21
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

PREPARED BY: G. FISHER, MIDLAND ESCROW, 3501 WESTOWN PARKWAY, WEST DES MOINES, IOWA 50266 224-6235

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

RECORDED
INDEXED
MADISON COUNTY

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, ROBERT W. HOWELL AND PATRICIA HOWELL, HUSBAND AND WIFE, hereby convey unto MICHAEL MORGAN AND MARY KAY MORGAN, 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:

THE SOUTH HALF OF (1/2) OF LOTS THREE (3) AND FOUR (4) IN BLOCK FOUR (4) OF PITZER & KNIGHT'S ADDITION TO THE CITY 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.

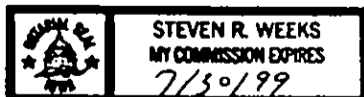
Dated JUNE, 12, 1997.

By: *Robert W. Howell*
ROBERT W. HOWELL

By: *Patricia Howell*
PATRICIA HOWELL

STATE OF IOWA)
)SS.
COUNTY OF MADISON)

On this 12 day of JUNE, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared JOHN W. HOWELL AND PATRICIA HOWELL, HUSBAND AND WIFE, 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.



Steven R. Weeks
Notary Public in and for Said State