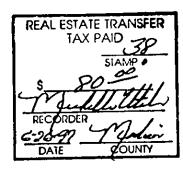
FIRST REALTY LTD. 3501 WESTOWN PARKWAY WEST DES MOINES, IA 50266



97 JUN 26 FM 2: 33
MICHELLE UTSL:
RECORDER
MADISON COUNTY-TOWA

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

750,050

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

RECORDED P

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, MICHAEL B. CALLAHAN AND NANCY L. CALLAHAN, HUSBAND AND WIFE, hereby convey unto ERNEST W. BROWN, A SIGNLE PERSON, the following described real estate, situated in MADISON County, Iowa:



THE SOUTH HALF (1/2) OF LOT THREE (3) AND THE SOUTH HALF (1/2) OF THE WEST 10 FEET OF LOT TWO (2) IN BLOCK FOUR (4) OF NORTH 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, 20 , 1997.

MICHAEL B. CALLAHAN

NANCEL CALLAHAN

STATE OF IOWA

))SS.

COUNTY OF MADISON

On this <u>20</u> day of JUNE, A.D. 199<u>7</u>, before me, a Notary Public in and for the State of Iowa, personally appeared MICHAEL B. CALLAHAN AND NANCY L. CALLAHAN, 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.

Notary Public in and for Said State

MY COMMISSION EXPIRES
2-/1-00