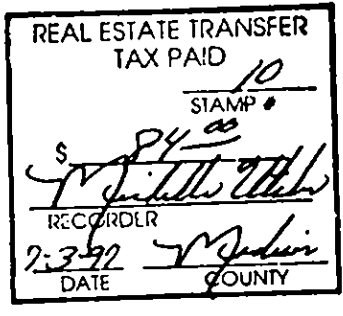


COMPUTER
RECORDED
COMPARED

REC \$ 10.00
AUD \$ 5.00
A.M.F. \$ 2.00



FILED NO. 67
BOOK 61 PAGE 776
97 JUL -3 PM 2:13
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PREPARED BY: L. Haynes, MIDLAND ESCROW, 409 N. Jefferson, Indianola, IA 50125 515-961-6810

53,000

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, DANIEL D. CHILDERS AND MARY B. CHILDERS, HUSBAND AND WIFE convey unto BRADY A. FOREMAN, A SINGLE PERSON, the following described real estate, situated in WARREN County, Iowa:

SEE "EXHIBIT A" FOR LEGAL DESCRIPTION

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 6-25-97, 1997.



Daniel D. Childers
DANIEL D. CHILDERS

Mary B. Childers
MARY B. CHILDERS

STATE OF IOWA)
)SS.
COUNTY OF Warren)

On this 25 day of June, A.D. 1997, before me, a Notary Public in and for the State of Iowa, personally appeared DANIEL D. CHILDERS AND MARY B. CHILDERS, HUSBAND AND WIFE, known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Paula M. Chew
Notary Public in and for Said State

"EXHIBIT A"

Commencing at a point 60 feet East of the Southeast corner of Lot Twenty-two (22) in Block Eight (8) of the Original Town of Truro (formerly Ego), Madison County, Iowa, and running thence North 68 feet, thence East 109 ½ feet, thence North to the right of way of the former D.M. & K.C.R.R. Company, thence Southeasterly along said right of way to the North line of Prairie Street in said Town, thence West to the place of beginning.

AND

A parcel of land in the old Railroad Depot grounds in the original Town of Truro, Madison County, Iowa, more particularly described as follows: Beginning at a point 50.00 feet West of the Southwest corner of Block Seven (7) of the Original Town of Truro; thence along the North line of Prairie Street South 90 degrees 00'00" West 49.13 feet to the Southwesterly line of old Railroad Right-of-Way; thence, along said Railroad Right of Way North 43 degrees 02'12" West 155.36 feet; thence North 90 degrees 00'00" East 154.10 feet to the West Line of Hull Street; thence along said West line South 00 degrees 32'07" East 113.56 feet to the Point of Beginning. Said parcel of land contains 0.265 acres.

