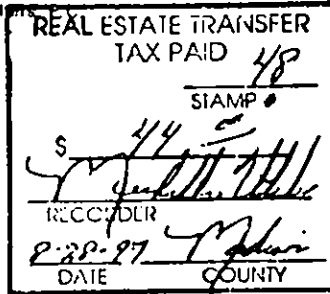


THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 04132 Jordan, Oliver & Walters
Winterset, Iowa



FILED NO. 845
BOOK 137 PAGE 866
97 AUG 28 AM 9:06
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

Preparer Information G. Stephen Walters P.O. Box 230 Winterset 462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of TWENTY-EIGHT THOUSAND ----- (\$28,000)
Dollar(s) and other valuable consideration,
HOWARD P. DOWNS and SUSAN R. DOWNS, Husband and Wife

do hereby Convey to
STEVE W. DOWNS

the following described real estate in Madison County, Iowa:
The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of
Section 25 in Township 75 North, Range 26, West of the 5th P.M.,
Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the 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 the 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.

STATE OF ILLINOIS
DuPAGE COUNTY,
On this 23 day of AUGUST,
19 97, before me, the undersigned, a Notary Public in and for said State, personally appeared Howard P. Downs and Susan R. Downs

Dated: 8/23/97
[Signature]
Howard P. Downs (Grantor)

[Signature]
Susan R. Downs (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Notary Public

(This form of acknowledgment of individual grantor(s) only)
GRACE M. CREEGAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMM. EXPIRES 1/11/99