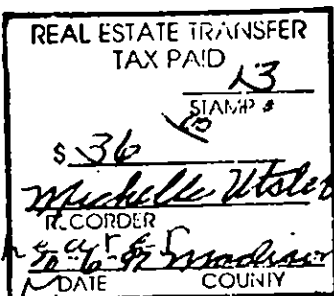


THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA # 0595B

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

123,000



FILED NO. 1410
BOOK 62 PAGE 96
97 OCT -6 PM 3:45

REC 5
AUD 5
R.M.R. 1

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

Frieda L. S
Associates

Individual's Name

Finance 880 University, Ste B, Clive, IA 50325

Street Address

City

Phone 415-933-0741



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

RECORDED
INDEXED
COMPALED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Gary Manser and Delores Manser, husband and wife,

do hereby Convey to
Sharon K. McCauley, a married person,

the following described real estate in Madison County, Iowa:

Lot Three (3) and the North Half (1/2) of Lot Two (2)
of SOL ODELL'S ADDITION to the Town of East Peru,
Madison County, Iowa.

Subject property is being conveyed in "as is" condition, with no warranties of any kind except as to title.

This Deed is given in satisfaction of a Real Estate Contract dated _____, and filed for record in the Office of the Recorder of Madison County, Iowa, in Deed Record Book 60, Page 797, on 3/22/96.

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 IOWA, Dated: October, 1997

SS:

POLK COUNTY,
On this 3rd day of October, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary Manser and Delores Manser, husband and wife,

GARY MANSER (Grantor)

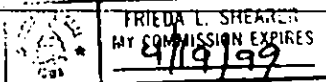
DELORES MANSER (Grantor)

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 for individual grantor(s) only)



(Grantor)