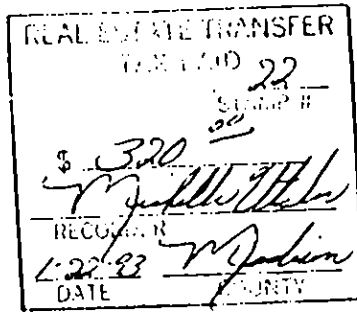


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FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

REC \$ 5.00
AUD \$ 5.00



FILED NO. 1844
BOOK 131 PAGE 111
93 JAN 22 AM 11:20
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
C

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of ONE AND NO/100 Dollar(s) and other valuable consideration, Denny Pigneri Homes, Inc. a corporation organized and existing under the laws of Iowa does hereby Convey to Ray Don Willis and Ellen R. Willis, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southwest Quarter (1/4) of Southeast Quarter (1/4) and East Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), in Township Seventy-Seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

Subject to restrictions and easements of record, if any

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; according to the context.

Dated: 1/18/93 By Denny Pigneri Homes, Inc. Denny Pigneri, Vice President Title By [Signature] Title

STATE OF Iowa Polk COUNTY, ss: On this 18th day of January, 19 93 before me, the undersigned, a Notary Public in and for said State, personally appeared Denny Pigneri and [Signature] to me personally known, who being by me duly sworn, did say that they are the Vice-President and [Signature] respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Denny Pigneri and [Signature] as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



[Signature] Notary Public