

*13,500.00

KNOWN ALL BY THESE PRESENTS, that the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C. 20420; hereinafter called Grantor, in consideration of ten dollars (\$10) and other valuable consideration

paid by Phillip A. McElwee and Carolyn J. McElwee, Husband and Wife, as joint tenants, with full rights of survivorship, and not as tenants in common,

of Madison County and State of Iowa

hereinafter called Grantee(s), does hereby SELL AND CONVEY unto the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), the following-described property situated in the County of Madison, Iowa, to wit:

"Lot Six (6) in Block One (1) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa."

(Known locally as: 205 Main, St. Charles, Iowa 50240)

Iowa Code Section 428A.2(6) exempts real estate transfers that have an agency or instrumentality of the United States Government as the grantor from real estate transfer tax and, by separate provision, from declarations of value.

This is in fulfillment of an Installment Contract for Sale of Real Estate dated March 10, 1985, recorded in the Madison County Recorder's Office on April 25, 1985, as Filed No. 1832 in Book 52 on Page 318.

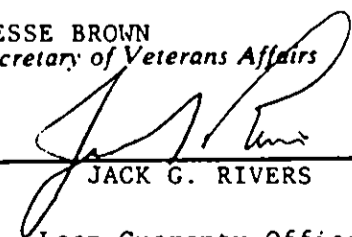
Grantor covenants with said Grantee(s) and the heirs and successors and assigns of said Grantee(s) to warrant and defend the title to said premises against the lawful claims of all persons whose claims arise from the date title vests in Grantor.

IN WITNESS WHEREOF, Grantor, on this the 7th day of October, 1993, has caused this instrument to be signed in his/her name and on his/her behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820, and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

REC \$11.00
AUD \$15.00

COMPUTER ✓
RECORDED ✓
COMPARED ✓

936
FILED NO. _____
BOOK 58 PAGE 653
93 OCT 11 PM 1:57
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
DEED RECORD 58

JESSE BROWN
The Secretary of Veterans Affairs
*By  (Seal)
JACK G. RIVERS
Title Loan Guaranty Officer

VA Regional Office, Des Moines, IA
Telephone: (515) 284-4829. (Pursuant to a delegation of authority contained in 38 CFR, 36.4342 and 36.4520.)

STATE OF IOWA }
Polk County } ss:

On this date, before me, a Notary Public in and for said County, Iowa, personally appeared _____
JACK G. RIVERS _____, an employee of the Department of Veterans Affairs, an agency
of the United States Government, to me known to be the person who executed the foregoing instrument in behalf of the
Secretary of Veterans Affairs, and acknowledged that he/she voluntarily executed the same as the voluntary act and
deed of said Secretary.

Given under my hand and seal this 7th day of October, 1993.



My commission expires May 12, 1994

VIVIAN SHEESLEY
Vivian Sheesley
Notary Public in and for said County and State.

*NOTE. - Print, typewrite, or stamp name of employee executing this instrument; also name of notary public immediately underneath such signatures.