

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Avco Financial Services of Denison, Inc., an Iowa Corporation in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid do hereby Convey unto Scott Creger of 825 S. 7th Avenue, Winterset, IA 50273, the following described real estate, situated in Madison County, Iowa, to wit:

Lot 5 and 6, Block 8, Railroad Addition to the town of Winterset, Madison County, Iowa

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; 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 said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

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 context.

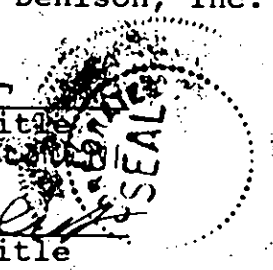
Signed this 17 day September, 1993.

Avco Financial Services of Denison, Inc.

STATE OF California )
COUNTY OF Orange ) ss.

by Stephen D. Brandon
Name: STEPHEN D. BRANDON, VICE PRESIDENT Title

by Marilyn L. Havens
Name: MARILYN L. HAVENS, ASST. SECRETARY AND ASST. VICE PRESIDENT Title

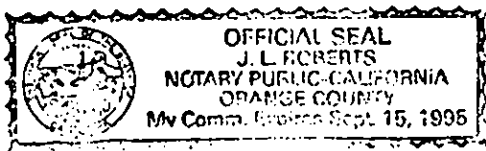


On this 17 day of September, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen D. Brandon and Marilyn L. Havens, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Asst. Secretary respectively, of said corporation; that (no seal has been procured or the seal affixed thereto is the seal of 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 Vice President and Asst. Secretary 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.

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

J.L. Roberts
Notary Public

COMPUTER RECORDED COMPARED



REAL ESTATE TRANSFER TAX PAID 35
STAMP #
\$ 16.80
RECORDER
DATE 11-30-93 COUNTY

FILED NO. 1394

BOOK 58 PAGE 757

93 NOV 30 PM 4: 07

MICHELLE UESLER
RECORDER
MADISON COUNTY, IOWA

WHEN RECORDED, RETURN TO
GORDON K. DARLING, JR.
ATTORNEY AT LAW
83 JEFFERSON STREET
WINTERSSET, IOWA 50273-0088