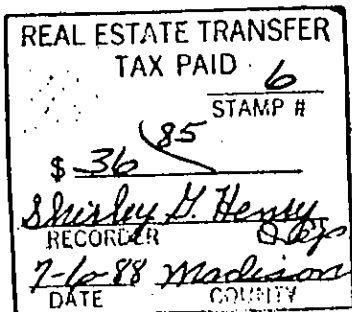


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FILED NO. 40
BOOK 54 PAGE 345
1988 JUL -6 AM 8:31

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00 - Transfer 5.00



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One
Dollar(s) and other valuable consideration, Michael Parkins and Janice Parkins, his wife

do hereby Convey to Robert W. Cain and John H. Shaw, as tenants in common

the following described real estate in Madison County, Iowa:

Lots Five (5), six (6) and West 6 feet of Lot Seven (7) of the re-subdivision of Block Twenty-one (21) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa

NOTE: This conveyance is pursuant to and given upon completion of one certain real estate contract filed for record on September 16, 1986, at Book 53 page 260 et seq, said contract having been fully preformed it is hereby satisfied.

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, ss:
DALLAS COUNTY,

Dated: 6-10-88

On this 10th day of May June, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Parkins and Janice Parkins, husband and wife

Michael D Parkins
MICHAEL PARKINS (Grantor)

Janice Parkins
JANICE PARKINS (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.

Bryan R Jennings
Bryan R. Jennings Notary Public
(This form of acknowledgment for individual grantor(s) only)



Please type or print names under signatures as per Sec. 335.2 Code of Iowa