

COMPUTER

FILED NO. 1264  
BOOK 54 PAGE 650

1988 DEC 22 PM 3:32



IND.   
REC.   
PAGE

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

COMPUTER

SPACE ABOVE THIS LINE  
FOR RECORDER



SPECIAL WARRANTY DEED

For the consideration of one (\$1.00)  
Dollar(s) and other valuable consideration, Gary E. Brand, a single person

do hereby Convey to Colonial Central Savings Bank, FSB

the following described real estate in Madison County, Iowa:

The East Half (1/2) of Lot Seventeen (17) of EIVINS  
ADDITION-PLAT TWO, in the Town of Earlham, Madison  
County, Iowa.

This deed constitutes an absolute conveyance of the  
title to the above premises to the grantee herein,  
in effect as well as in form, and was not and is not  
intended as a mortgage, trust, conveyance, or security  
of any kind; that the possession of the above premises  
has been surrendered to the said grantee; the the con-  
sideration includes the release of the grantor from a  
mortgage to First Financial Savings Bank and subsequent-  
ly assigned to Colonial Central Savings Bank, FSB, which  
mortgage was dated October 25, 1985 and filed of record  
October 28, 1985 in Book 144, Page 250 of the records  
of the Recorder of Madison County, Iowa, and cancellation  
by said grantee of said mortgage and the delivery to  
grantor herein of the note secured by said mortgage duly  
cancelled, receipt of which is acknowledged.

This conveyance is given in accordance with Section 428A.2  
(18), 1987 Code of Iowa.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against  
the lawful claims of all persons claiming by, through or under them, 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:  
POLK COUNTY,

Dated: 10-3-88

On this 3 day of October, 1988, before  
me the undersigned, a Notary Public in and for said State,  
personally appeared Gary E. Brand

Gary E. Brand  
Gary E. Brand (Grantor)

1340 42nd Plaza  
1340 42nd Plaza #12 (Grantor)  
West Des Moines, IA 50265  
West Des Moines, Iowa  
(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)