THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Steven E. Carr ISBA # 17350

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DELAWARE COUNTY IOWA FILED

2004 MY -5 PM 3:11

BOOK 4008 PAGE 1536
DEBORAH L. PEYTON
DELAWARE CO RECORDER

AUDITOR FEE $ 5.00

RECORDER FEE $ 11.00

C58

Entered for taxation 6th day of May A.D. 2004
Sharon McCarthy Auditor
By Carol Cecka Deputy
R-50

REAL ESTATE TRANSFER
TAX PAID 40
STAMP
$ 140.80
Deborah L. Peyton
RECORDER mm
5-5-04 DATE 28 COUNTY

Preparer Information Carr & Carr Lawyers, 117 S. Franklin Street, PO Box 333, Manchester, IA 52057, (563) 927-4164
Individual's Name | Street Address | City | Phone

Address Tax Statement : Anthony and Jennifer Bruggeman
107 S. Chestnut
Edgewood, Iowa 52042

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

AB JB

For the consideration of Eighty eight thousand five hundred dollars & 00/100 ($88,500.00) Dollar(s) and other valuable consideration,

Arnold E. Bruggeman, Jr. and Jane F. Bruggeman, husband and wife and Anthony M. Bruggeman and Jennifer Bruggeman, husband and wife

do hereby Convey to

Anthony M. Bruggeman and Jennifer Bruggeman

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

That parcel of land described as Lincoln Street from the West line of Chestnut Street running West to the East line of Anson Street, in F.A. Densmore's Second Addition to the Town of Edgewood, Iowa, according to plat recorded in Book 1 Plats, Page 113.

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:
DELAWARE COUNTY,

On this 26th day of April 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Arnold E. Bruggeman, Jr. and Jane F. Bruggeman Anthony M. Bruggeman and Jennifer Bruggeman

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.

Elaine M. Funke
Notary Public

(This form of acknowledgment for individual grantor(s) only)

ELAINE M. FUNKE
Commission Number 132758
My Commission Expires
7-25-2005

Dated: April 26, 2004

Arnold E. Bruggeman, Jr. (Grantor)

Jane F. Bruggeman (Grantor)

Anthony M. Bruggeman (Grantor)

Jennifer Bruggeman (Grantor)

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