

MCA

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Steven R. Morgan & Jenny L. Braun, 2391 Valleyview Ave, St. Charles, IA 50240

Mail tax statements to:

Steven R. Morgan & Jenny L. Braun 2391 Valleyview Ave, St. Charles, IA 50240

(cc) File # 7804318; 319333; 13301

\$273,000.00

WARRANTY DEED

Legal:

The South Half (S 1/2) of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 9, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mark Bonnell, a/k/a Mark D. Bonnell, a single person, and Melissa Bonnell, a/k/a Melissa J. Bonnell, a single person,** do hereby convey unto **Steven R. Morgan, a single person, and Jenny L. Braun, a single person,** as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

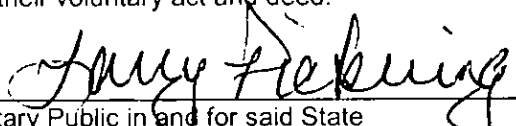
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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:
COUNTY OF POLK)

On this 6th day of AUGUST, 2008
before me the undersigned, a Notary Public in and for
said State, personally appeared **Mark Bonnell, a/k/a
Mark D. Bonnell, a single person, and Melissa
Bonnell, a/k/a Melissa J. Bonnell, a single person,**
to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that those persons executed the same
as their voluntary act and deed.



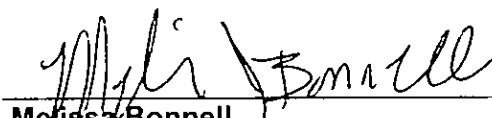
Notary Public in and for said State



Dated: 8/6/08



Mark Bonnell



Melissa Bonnell