

REAL ESTATE TRANSFER
TAX PAID 37
STAMP #
\$ 47 / 30
Michelle Utaler
RECORDER
3-26-04 Madison
DATE COUNTY

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

#1288 FILED NO.
BOOK 2004 PAGE 1288
2004 MAR 26 AM 11:11
(11:11 AM)
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED
(515) 462-3731

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273 (515) 462-3731
Individual's Name Street Address City Phone



Address Tax Statement : Todd Halverson and Justine J. Halverson,
205 South 9th Street, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY THOUSAND and no/100-----(\$30,000.00)-----
Dollar(s) and other valuable consideration,

David Braga, a/k/a David K. Braga and Sara Braga, a/k/a Sara Jo Braga, Husband and Wife,

do hereby Convey to

Todd Halverson and Justine J. Halverson

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

The North 129.00 feet of the East 58.4 feet of the West 175 feet of Lot One (1) of Depot Addition
to the City of Winterset, Madison County, Iowa, containing 7523.9 feet

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

Dated: 25 March 04

MADISON COUNTY, ss:

On this 25 day of March,
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared
David K. Braga and Sara Jo Braga

[Signature]
David K. Braga (Grantor)

[Signature]
Sara Jo Braga (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.

(Grantor)

[Signature]

Notary Public

(Grantor)

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

NOTARIAL SEAL
IOWA
CONNIE HARVEY
COMMISSION # 196621
MY COMMISSION EXPIRES
5-26-04