

ENTERED FOR TAXATION
THIS 6 DAY OF July 2004
Jan Utsler
Debby Gorkuan

This instrument prepared by:
✓ ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322 PH# (515) 278-0623

Mail tax statements to:
DEBRA J. AND TERRY D. BRANT, 2924 St. Charles Street, St. Charles, Iowa 50240

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

File #3953-04

\$ 170,000.⁰⁰

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jack E. Shepherd and Janice K. Shepherd, husband and wife**, do hereby convey unto **Debra J. Brant and Terry D. Brant, wife and husband**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following-described real:

Parcel "E" , located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 468 on May 12, 1994, in the Office of the Recorder of Madison County, Iowa.

Locally known as 2924 St. Charles Street, St. Charles, Iowa 50240



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)

Dated: 7/2/04

On this 2nd day of July, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Jack E. Shepherd and Janice K. Shepherd, husband and wife**, 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.

Jack E. Shepherd

Jack E. Shepherd

Janice K. Shepherd

Janice K. Shepherd

Mark U. Abendroth

Notary Public in and for said State

