

RECORDED FOR DEED
THIS DAY OF Sept 2004
Joan Welch
Debby Gorkum
DEPUTY RECORDER

COMPUTER
RECORDED
COMPARED
Phone

Preparer Information Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072, (515) 758-2267
Individual's Name Street Address City

Address tax statement: Earl D. and Sharon K. Capps, 120 N.E. Cherry Avenue, Earlham, Iowa 50072 SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---One Hundred Seventy Thousand
Dollar(s) and other valuable consideration,
MARNICE R. JURGENSEN, a single person,

do hereby Convey to
EARL D. CAPPS and SHARON K. CAPPS, husband and wife,

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

The West One-Half (W $\frac{1}{2}$) of Lots Six (6) and Seven (7), Block One (1), of B. F. Allen's Addition to the Town of Earlham, Madison County, Iowa.

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: September 14, 2004

MADISON COUNTY, ss:

On this 14th day of September, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Marnice R. Jurgensen

Marnice R. Jurgensen
Marnice R. Jurgensen (Grantor)

(Grantor)

(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.

Connie Harvey

Notary Public

(Grantor)

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



CONNIE HARVEY
COMMISSION # 196621
MY COMMISSION EXPIRES
3-26-07

SATC