Document 2005 1172

Book 2005 Page 1172 Type 03 01 Pages 1 Date 3/21/2005 Time 1:24 PM Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$479.20 Rev Stamp# 118 DOV# 120

MICHELLE "MICK!" UTSLER, COUNTY RECORDER

Return to:

IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) Pl

#45151:453 RECORDED COMPARED.

This instrument prepared by: ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 – 73rd Street, Urbandale, Iowa 50322

Mail tax statements to:

Michael Shoemaker, 2908 187th, Winterset, IA 50273

File #14411001

4 300,000,00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Shannon R. Hayes and Desiree A. Fletcher-Hayes, husband and wife, do hereby convey unto Michael D. Shoemaker, a single person and Sherri L. Thayer, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the followingdescribed real estate in Madison County, lowa:

Lots Two (2) and Three (3), Brumfield Rural Estates Sub-district, a Subdivision of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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)	Dated: 3-9-05
COUNTY OF POLK	
On this 9th day of MARCH , 2005,	Journ the
before me the undersigned, a Notary Public in and for said State, personally appeared	Shannon R. Hayes
Shannon R. Hayes and Desiree A. Fletcher-	
Hayes, husband and wife, to me known to be	
the identical persons named in and who executed the foregoing instrument and	Marchin Athen House
acknowledged that they executed the same as their voluntary act and deed.	Desiree A. Fletcher-Hayes

Notary Public in and for the said State

ERIC HOLLINGER Commission Number 716102 My Commission Expires April 18, 2005