

REAL ESTATE TRANSFER	
TAX PAID	12
STAMP #	
\$ 47.20	
<i>Michelle Utsler</i>	
RECORDER	
9-11-01	Madison
DATE	COUNTY

REC \$ 5<sup>00</sup>  
 AUD \$ 5<sup>00</sup>  
 R.M.F. \$ 1<sup>00</sup>

COMPUTER   
 RECORDED   
 COMPARED \_\_\_\_\_

FILED NO. 004054  
 BOOK 2001 PAGE 4054  
 2001 SEP 11 PM 4:15

MICKI UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

Preparer Information G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731  
 Individual's Name Street Address City Phone



✓ Address Tax Statement: Jacqueline K. Shedd  
1705 Ironwood Trail  
Earlham Ia 50572-8610  
**WARRANTY DEED**

SPACE ABOVE THIS LINE  
 FOR RECORDER

For the consideration of 30,000.00  
 Dollar(s) and other valuable consideration,  
Michael P. Grossman and Barbara J. Grossman, Husband and Wife

do hereby Convey to  
Jacqueline K. Shedd and Keith Allen Shedd as joint tenants

the following described real estate in Madison County, Iowa:

Parcel "C", located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 9.26 acres, as shown in Plat of Survey filed in Book 2001 Page 3362 on August 1, 2001 in the Office of the Recorder of Madison County, Iowa; AND Lot Two (2) of Ironwood Farm Rural Subdivision in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

Grantee shall be solely responsible for constructing partition fence and maintaining it ( all fencing between Grossman and Shedd property ) in the future. This shall be binding on the grantee and on her successor and assigns

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, 2001

Polk COUNTY,  
 On this 6th day of September, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared

ss: Michael P. Grossman  
 Michael P. Grossman (Grantor)

Michael P. Grossman and  
Barbara J. Grossman

Barbara J. Grossman  
 Barbara J. Grossman (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)

Keith Shedd 4-10-03

Notary Public

(Grantor)

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