

REAL ESTATE TRANSFER
TAX PAID 30
STAMP #
\$ 52.00
Michelle Utsler
RECORDER
2-27-02 Madison
DATE COUNTY

FILED NO. 000975

BOOK 2002 PAGE 975

2002 FEB 27 PM 4:06

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED _____

HICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement: Eric and Sheila Garner
3001 362nd Place, Booneville, IA 50038

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY-TWO THOUSAND NINE HUNDRED SEVENTY-SEVEN AND .26/100 ---
Dollar(s) and other valuable consideration,
ROBERT M. BARDWELL and CARRIE D. BARDWELL, Husband and Wife,

do hereby Convey to
ERIC G. GARNER and SHEILA R. GARNER,

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

Lot Two (2) of Garner Subdivision, Madison County, Iowa, located in the Northwest Quarter (1/4)
of the Southwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven
(77) North, Range Twenty-seven (27) West of the 5th P.M.

Subject to a Real Estate Contract entered into by and between Harvey E. Florer and
Hildreth N. Florer, Trustees of the Harvey E. Florer Trust and the Hildreth N.
Florer Trust, sellers, and Robert M. Bardwell and Carrie D. Bardwell, husband and
wife, which Contract is recorded in Deed Record 138, Page 169 of the Recorder's
Office of Madison County, Iowa. Grantees, Eric G. Garner and Sheila R. Garner
hereby assume and agree to pay the unpaid balance due and owing on said Real
Estate Contract.

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: Feb 26, 2002

MADISON COUNTY, ss:

On this 26 day of Feb,
2002, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Robert M. Bardwell and Carrie D. Bardwell

Robert M Bardwell
Robert M. Bardwell (Grantor)

Carrie Bardwell
Carrie D. Bardwell (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.

Jerrold B. Oliver

(Grantor)

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

Notary Public
JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 26, 2003

(Grantor)