

REAL ESTATE TRANSFER
TAX PAID 16

STAMP #
\$ 117.60

Micki Utsler
RECORDER
2-14-02 Madison
DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 13.00

COMPUTER
RECORDED
COMPARED

000786
FILED NO. _____
BOOK 2002 PAGE 786
2002 FEB 14 PM 4:01
4:01 PM
MICKI UTSLER
RECORDER
MADISON (515) 462-4912 IOWA

Preparer Information

JOHN E. CASPER,
Individual's Name

223 EAST COURT AVENUE,
Street Address

WINTERSSET
City

Phone



✓ Address Tax Statement : Brandon and Sarah Swadley
2390 175th Street
Afton, IA 50830

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Seventy-four Thousand and 00/100
Dollar(s) and other valuable consideration,
Gregory M. Shahan and Melissa J. Shahan, husband and wife; and, Jeffrey Shahan and Cindy Shahan, husband and wife

do hereby Convey to
Brandon Swadley and Sarah Swadley, 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:

A tract of land commencing 598.3 feet East of the Southwest corner of the South Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East on the South line of said 5-acre tract 70 feet to the Southeast corner thereof, thence North 0°14' West, along the East line thereof 150 feet, thence West 70.5 feet, thence South, 0°27' East 150 feet to the point of beginning,

Shahan Joint Ventures as shown in a United States Marshall's Deed, dated January 4, 2002 and filed for record on January 11, 2002 in the Madison County Recorder's Office in Record Book 2002 at Page 180 is an association consisting of two persons who are Gregory M. Shahan and Jeffrey Shahan. The association is not a partnership, corporation, limited liability company or other form of entity.

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: January 30 2002

MADISON COUNTY,

ss:

On this 30 day of January,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
Gregory M. Shahan and Melissa J. Shahan
Jeffrey Shahan and Cindy Shahan

Gregory M. Shahan
Gregory M. Shahan (Grantor)

Melissa J. Shahan
Melissa J. Shahan (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.

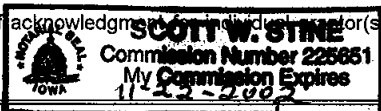
Jeffrey Shahan
Jeffrey Shahan (Grantor)

Cindy Shahan
Cindy Shahan (Grantor)

Scott W. Stine

Notary Public

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



1. Name of the Party	_____
2. Address	_____
3. Telephone No.	_____
4. Date	_____
5. Signature	_____
