

FILED NO. 001725

BOOK 2002 PAGE 1725

2002 APR 11 PM 4:09
(4:09 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER
RECORDED
COMPARED

Preparer Information John R. Hoyman, 205 N. Buxton, Box 448, Indianola, (515) 961-3705

Individual's Name Street Address City Phone

Address Tax Statement : Donald and Arminda Monaghan, 2450 Bevington Park Rd, St Charles, IA 50240

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Donald E. Monaghan and Arminda R. Monaghan, husband and wife,

do hereby Convey to
Donald E. Monaghan and Arminda R. Monaghan, 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:

Parcel "A" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.05 acres, as shown in Plat of Survey filed in Book 2, Page 667, on April 8, 1996, in the office of the Recorder of Madison County, Iowa.

This deed is between husband and wife creating joint tenancy.

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, ss:
WARREN COUNTY,

Dated: April 11, 2002

On this 11th day of April, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald E. Monaghan and Arminda R. Monaghan, husband and wife,

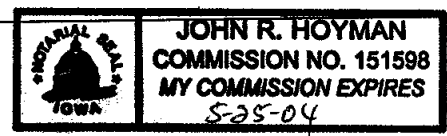
Donald E. Monaghan
Donald E. Monaghan (Grantor)

Arminda R. Monaghan
Arminda R. Monaghan (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)

John R. Hoyman
John R. Hoyman Notary Public



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

(Grantor)