

REAL ESTATE TRANSFER
TAX PAID 33
 STAMP #
 \$ 56.80
 Micki Utsler
 RECORDER
 5-15-02 Madison
 DATE COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00
 COMPUTER ✓
 RECORDED ✓
 COMPARED

FILED NO. 002341
 BOOK 2002 PAGE 2341
 2002 MAY 15 PM 12:24

Preparer Information: **Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731**

MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 Phone

Address Tax Statement: **Jeff A. Shahan and Cindy M. Shahan, 703 North 8th Avenue, Winterset, IA 50273**

SPACE ABOVE THIS LINE FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of **THIRTY-SIX THOUSAND and no/100-----(\$36,000.00)-----** Dollar(s) and other valuable consideration,
Linda A. Bahr and Jeffrey M. Bahr, Wife and Husband,

do hereby Convey to
Jeff A. Shahan and Cindy M. Shahan,

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" - Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, described as follows:

Beginning at a point that is South 00 degrees 23 minutes 47 seconds West a distance of 314.00 feet from the northeast corner of said Section 17; thence South 00 degrees 23 minutes 47 seconds West a distance of 1322.21 feet; thence South 89 degrees 46 minutes 19 seconds West a distance of 1311.25 feet; thence North 00 degrees 08 minutes 43 seconds East a distance of 1329.63 feet; thence South 89 degrees 54 minutes 11 seconds East a distance of 1317.02 feet to the point of beginning, containing 40.00 acres, including 0.37 acres of county road right of way

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: **May 13, 2002**

MADISON COUNTY,

ss:

On this **13th** day of **MAY, 2002**

, before me, the undersigned, a Notary Public in and for said State, personally appeared **Linda A. Bahr and Jeffrey M. Bahr**

Linda A. Bahr
Linda A. Bahr (Grantor)

Jeffrey M. Bahr
Jeffrey M. Bahr (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)

SCOTT W. STINE
 Commission Number 225651
 My Commission Expires
 Notary Public
 (This form of acknowledgment for individual grantor(s) only)

(Grantor)