

002049

FILED NO. _____

BOOK 2002 PAGE 2049

(PAGE 2049)

2002 APR 30 PM 12:42

12:42 pm

NICKI UTSLER

758-2267 ORDER

MADISON COUNTY, IOWA

REC \$ 10⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPACT

Preparer Information

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Individual's Name

Street Address

City

SPACE ABOVE THIS LINE
FOR RECORDER



Address Tax Statement: Miriam C. Dunlap, 2806 State Highway
92, Winterset, Iowa 50273

SPECIAL WARRANTY DEED

For the consideration of ---One

Dollar(s) and other valuable consideration,
MICHAEL PETER RYAN, a single person,

do hereby Convey to
MIRIAM CLEONE DUNLAP

the following described real estate in Madison County, Iowa:

All of my right, title and interest in and to:

The East One-half of the Northeast Quarter (E½ NE¼) lying South of the public highway in Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, EXCEPT the East 40 feet thereof AND EXCEPT a parcel of land described as commencing at the Southeast Corner of the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence S. 0°00' 99.2 feet; thence N. 89°05'W. 40.0 feet to point of beginning; thence N. 0°00' 415.6 feet to the South right of way line of Iowa Highway No. 92; thence N. 88°25' W. 811.1 feet; thence S. 0°00' 425.0 feet; thence S. 89°05'E. 810.9 feet to point of beginning, said excepted parcel containing 7.823 acres.

This deed is given without additional consideration to supplement and correct the deed recorded on August 30, 1985 in Book 120, Page 169, in the Office of the Recorder of Madison County, Iowa, which deed mistakenly omitted a portion of the real estate intended to be conveyed by the grantor to the grantee. This transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(10), Code of Iowa.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 CALIFORNIA

Dated: 4-9-02

LOS ANGELES COUNTY, SS:

On this 9th day of April,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Peter Ryan

Michael Peter Ryan
Michael Peter Ryan (Grantor)

(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)

[Signature]

Notary Public

(Grantor)

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

ALL-PURPOSE ACKNOWLEDGEMENT

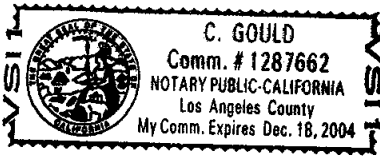
State of California

County of Los Angeles } SS.

On April 9th, 2007 before me, C. Gould (DATE) (NOTARY)

personally appeared Michael Peter Ryan (SIGNER(S))

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

C. Gould
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Special Warranty Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

4.9.07
DATE OF DOCUMENT

OTHER _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT
OF
SIGNER

