

REAL ESTATE TRANSFER
TAX PAID 4
STAMP #
\$ 135.20
Michelle Utsler
RECORDER
7-2-02 *Madison*
DATE COUNTY

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

COMPUTER
RECORDED
COMPARED _____

FILED NO. 003224
BOOK 2002 PAGE 3224
(page 3224)
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11:52am
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information: Claire B. Patin, 106 East Salem Avenue, P. O. Box 215, Indianola, (515) 961-2574

Individual's Name: George Shepherd and Cindy Shepherd, 2412 Valley View Avenue, St. Charles, IA 50240
Address Tax Statement: \$85,000.00



SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of one _____
Dollar(s) and other valuable consideration,
Donald C. McBroom, a single person,
do hereby Convey to
George Shepherd and Cindy Shepherd, 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 in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, containing 9.01 acres, as shown in Plat of Survey filed in Book 2, Page 68 on April 16, 1987 in the office of the Recorder of Madison County, Iowa

Subject to easements and covenants of record.

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 ARIZONA,
_____, ss:
_____, COUNTY,

Dated: May 17, 2002

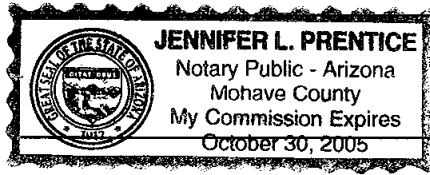
On this 17 day of May,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald C. McBroom, a single person,

Donald C. McBroom
(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.

Jennifer L. Prentice
Notary Public



JENNIFER L. PRENTICE
Notary Public - Arizona
Mohave County
My Commission Expires
October 30, 2005
(Grantor)

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