

REAL ESTATE TRANSFER  
TAX PAID 22  
STAMP #  
\$ 111.20  
Michelle Utzler  
RECORDER  
8-8-02 Madison  
DATE COUNTY

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

COMPUTER   
RECORDED   
COMPARED

FILED NO. 003884  
BOOK 2002 PAGE 3884  
(PAGE 3884)  
2002 AUG -8 PM 2:15  
(2:15 PM)  
MICHI UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information **Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731**



Address Tax Statement: **Angela Capps, , 607 Brown Street, Peru, IA 50222**

\$ 70,000.00

SPACE ABOVE THIS LINE FOR RECORDER

**WARRANTY DEED**

For the consideration of SEVENTY THOUSAND and no/100-----(\$70,000.00)----  
Dollar(s) and other valuable consideration,  
**Brian Sherer and Debra Sherer, Husband and Wife,**

do hereby Convey to  
**Angela Capps**

the following described real estate in MADISON County, Iowa:

**Out Lot 47 except the East 14 feet in width thereof, and Out Lot 48 except the West 77.5 feet of the South 142.3 feet thereof, of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4); AND Out Lot 3 and the North 69.6 feet of Out Lot 4 of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), all in Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa; AND**

**Outlot Four (4), except the North 69.6 feet of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), and the West 77.5 feet of the South 142.3 feet of Outlot Forty-eight (48) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), all in Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa**



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: 7-26-02

MADISON COUNTY, ss:

On this 26<sup>th</sup> day of July, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared **Brian Sherer and Debra Sherer**

Brian K Sherer 7-26-02  
**Brian Sherer** (Grantor)

Debra Sherer  
**Debra Sherer** (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)

Robert C Duff  
Notary Public

\_\_\_\_\_  
(Grantor)

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

