

REAL ESTATE TRANSFER  
TAX PAID 4  
STAMP #  
\$ 111.20  
Michelle Utzler  
RECORDER  
4-2-03 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. 001880  
BOOK 2003 PAGE 1880  
(PAGE 1880)  
2003 APR -2 PM 3:  
(3:14 PM)  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267  
Individual's Name Street Address City Phone

Address tax statement: Kevin M. & Shelley S. Flaherty, 605 Johnson Street, Alta, Iowa 51002

SPACE ABOVE THIS LINE FOR RECORDER



\$70,000.00

**WARRANTY DEED - JOINT TENANCY**

For the consideration of ---Seventy Thousand Dollar(s) and other valuable consideration, PAUL F. CAIN and KELLY CAIN, husband and wife,

do hereby Convey to KEVIN M. FLAHERTY and SHELLEY S. FLAHERTY, 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:

The North 76 acres of the West Half (1/2) of the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located in the Northwest Quarter (1/4) of said Section Eight (8), containing 38.147 acres, as shown in Plat of Survey filed in Book 2002, Page 5108 on October 16, 2002, in the Office of the Recorder of 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, ss: MADISON COUNTY,

Dated: April 2, 2003

On this 2<sup>nd</sup> day of April 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Paul F. Cain and Kelly Cain

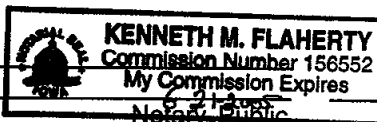
*Paul F. Cain*  
Paul F. Cain (Grantor)

*Kelly Cain*  
Kelly Cain (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)

*Kenneth M. Flaherty*



(Grantor)

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