

FILED NO. **3418**  
BOOK **2003** PAGE **3418**  
2003 JUN 11 PM 3:49

REC \$ **10.00**  
AUD \$ **5.00**  
R.M.F. \$ **1.00**

COMPUTER   
RECORDED   
COMPARED

MICHI UTSLER  
RECORDER  
HARRISON COUNTY, IOWA

Preparer Information **John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912**



Address Tax Statement: **Shahan Enterprises, LLC**  
52 East Court Avenue  
Winterset, Iowa 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

**WARRANTY DEED**

For the consideration of EIGHTY-ONE THOUSAND AND NO/100  
Dollar(s) and other valuable consideration,  
THE CITY OF WINTERSET, IOWA,

do hereby Convey to  
SHAHAN ENTERPRISES, LLC,

the following described real estate in MADISON County, Iowa:

The South Eighty-two (82) feet of Lot Five (5), in Block Twelve (12) of the Original Town of Winterset, Madison County, Iowa, except the North 16.7 feet of the West 26.7 feet of the South 82 feet thereof.

This transferor is a political subdivision of the State of Iowa and is exempt from transfer tax under Iowa Code Section 428A.2(6).

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 \_\_\_\_\_, ss:  
\_\_\_\_\_ COUNTY,

Dated: 5-29-03

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared

Jerry L. Schwertfeger  
By: Jerry L. Schwertfeger, Mayor (Grantor)

Mark Nitchals  
By: Mark Nitchals, City Ad (Grantor)

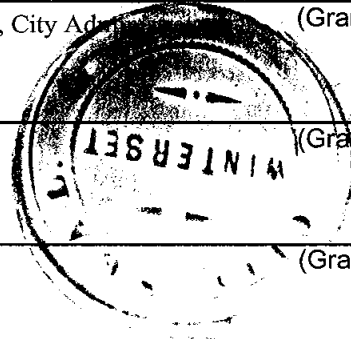
to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

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

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

Notary Public

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



John E. Casper ISBA # 00000816

STATE OF IOWA, COUNTY OF MADISON, ss:

On this May 29, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerry L. Schwertfeger and Mark J. Nitchals, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Administrator, respectively, of the City of Winterset, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, passed by Resolution of the City Council under Roll Call No. 2003-44 of the City Council on the 21st April, 2003 day of April; and Jerry L. Schwertfeger and Mark J. Nitchals acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Cindy M. Bush  
Notary Public in and for said State.



(Section 558.39, Code of Iowa)

