

6057

FILED NO.

BOOK 2003 PAGE 6057
(PAGE 6057)
2003 OCT -8 AM 9:36
9:36 am
NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Preparer Information Jane E. Rosien, 223 East Court Avenue, Winterset, (515) 462-4912

Individual's Name Street Address City Phone

Address Tax Statement : Jeff and Cindy Shahan
✓ 101 East Jefferson
Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of One and No Cents-----(\$1.00)
Dollar(s) and other valuable consideration,
SSS Services, Inc.

do hereby Convey to
Jeffrey Shahan and Cindy Shahan, 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:

Lot Three (3) of Cedar Ridge Subdivision, a subdivision in part of the Southeast Quarter (1/4) of Section Twenty-four
(24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

This instrument is without actual consideration and is exempt from transfer tax under Iowa Code Section 428A.2(21).

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.

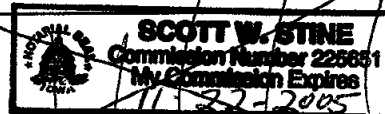
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or
plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa
MADISON COUNTY, ss:
On this 8th day of October
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared

Dated: 10-8-03
[Signature]
Jeffrey Shahan, President (Grantor)

[Signature]
Gregory M. Shahan, Secretary (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.



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

(Grantor)
(Grantor)
(Grantor)

STATE OF _____, _____ COUNTY, ss:

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

_____ 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.

Notary Public

STATE OF IOWA, MADISON COUNTY, ss:

On this 8th day of October, 2003 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

Jeffrey Shahan and Gregory M. Shahan

to me personally known, who, being by me duly sworn, did say that they are the

President and Secretary

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed ~~(the seal affixed thereto is the seal of said)~~ **(and sealed)** on behalf of said corporation by authority of its Board of Directors; and that the said Jeffrey Shahan and Gregory M. Shahan as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



[Handwritten signature]

Notary Public