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ENTERED FOR TAXATION  
THIS 25 DAY OF 05-2006  
[Signature]  
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DEPUTY RECORDER

Document 2006 2123  
Book 2006 Page 2123 Type 03 001 Pages 2  
Date 5/25/2006 Time 1:42 PM  
Rec Amt \$12.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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



**SPECIAL WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 105  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)  
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273. Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)  
Angel Anderson, 2526 Glenbrook Drive, Des Moines, IA 50316

**Return Document To:** (Name and complete address)  
Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273. Phone: (515) 462-3731

**Grantors:**  
Debra Garland  
Jerry Garland

**Grantees:**  
Angel Anderson

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### SPECIAL WARRANTY DEED

For the consideration of ONE and no/100----(\$1.00)-----

Dollar(s) and other valuable consideration,  
Debra Garland and Jerry Garland, Wife and Husband.

do hereby Convey to  
Angel Anderson

the following described real estate in Madison County, Iowa:

Beginning at the Northeast corner of the Northwest Quarter (NW¼) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., in Madison County, Iowa; thence South along the East line 715 feet; thence West along South line 305 feet; thence North along the West line 715 feet; thence East along the North line 305 feet to the point of beginning; containing 5.00 acres including right of way

The consideration for this Deed is less than Five Hundred Dollars (\$500.00). Therefore, no Declaration of Value or Groundwater Statement is required.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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.

Dated: May 21, 2004

STATE OF IOWA  
COUNTY OF MADISON

This instrument was acknowledged before me on May 21, 2004 by Debra Garland and Jerry Garland

Debra Garland  
Debra Garland (Grantor)

Jerry Garland  
Jerry Garland (Grantor)

Jennifer Stover, Notary Public (Grantor)

JENNIFER STOVER  
Commission No. 729109  
Commission Exp. 6/24/07

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