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LISA SMITH, COUNTY RECORDER  
MADISON IOWA

Mason J. Ouderkirk ISBA # AT0005936

Return Document To: 3079 318th Street, Truro, Iowa 50257  
Preparer Information: Mason J. Ouderkirk, 108 South Howard Street, P.O. Box 156, Indianola, Ia 50125, Phone: (515) 961-5315  
Taxpayer Information: Bruce R. Simmons and Kathleen S. Simmons

WARRANTY DEED - JOINT TENANCY

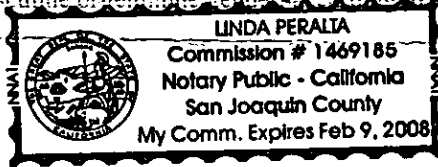
For the consideration of One Dollar(s) and other valuable consideration, William D. Shepherd and Helen I. Shepherd, Married, do hereby Convey to Bruce R. Simmons and Kathleen S. Simmons, Married, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) except the West Ninety-Nine Point One feet (99.1') thereof of Section Twenty-One (21) in Township Seventy-Four (74) North, Range Twenty-Six (26), West of the 5th P.M., Madison County, Iowa. Containing Seventy-Seven (77) Acres, more or less.

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.

This Deed is given in complete and full satisfaction at the Real Estate Contract filed March 22, 2000, in Book 142, at Page 398, Madison County Records.

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: 2/13/07

*William D. Shepherd*  
William D. Shepherd (Grantor)

*Helen I. Shepherd*  
Helen I. Shepherd (Grantor)

STATE OF CALIF., COUNTY OF San Joaquin

This instrument was acknowledged before me on 2/13/07, by William D. Shepherd and Helen I. Shepherd, Married.

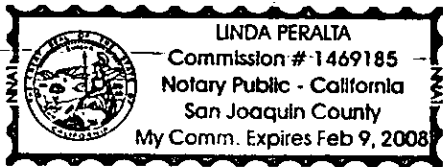
*Linda Peralta*  
Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of San Joaquin } ss.  
On 2/13/07 before me, LINDA PERALTA  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared William D. Shepherd and Helen I. Shepherd.  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Linda Peralta  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed - Joint Tenancy  
Document Date: 2/13/07 Number of Pages: 1  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney-in-Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

