

\$62,500⁰⁰

REAL ESTATE TRANSFER
TAX PAID <u>2</u>
STAMP #
\$ <u>99</u> / <u>30</u>
<i>Michelle Utaler</i>
RECORDER
<u>8-2-99</u> <u>Madison</u>
DATE COUNTY

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000477
FILED NO. _____
BOOK 63 PAGE 301
99 AUG -2 PM 12: 11
MICHELLE UTALER
RECORDER
MADISON COUNTY, IOWA

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

This instrument prepared by and return to:
ROSS F. BARNETT, Attorney at Law, 520 - 35th St., Suite #100, Des Moines, Iowa 50312 Ph # (515) 274-6753

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) and other valuable consideration, **Shane D. Bregar and Kelli S. Bregar, husband and wife**, do hereby Convey unto **Joseph G. Klipping and Melissa J. Klipping, husband and wife**, as Joint Tenants With Full Rights of Survivorship and not as Tenants in Common, the following-described real estate in Polk County, Iowa:

Lot Eleven (11) and the West Half (W 1/2) of Lot Twelve (12) in Block Three (3) of the ORIGINAL TOWN OF TRURO (formerly called Ego), Madison County, Iowa.

Locally known as 145 E. Garfield, Truro, Iowa 50257.



Grantors to 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 relinquish 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:
COUNTY OF POLK)

Dated: July 26, 1999.

On this 26 day of July, 1999, before me the undersigned, a Notary Public in and for said State, personally appeared **Shane D. Bregar and Kelli S. Bregar, husband and wife**, 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.

Shane D. Bregar
Shane D. Bregar

Kelli S. Bregar
Kelli S. Bregar

Oliver M. Hans
Notary Public in and for the State of Iowa