



SPECIAL WARRANTY DEED

Know All Men by These Presents: That Bruce R. Simmons and Kathleen S. Simmons, husband and wife,

_____ in consideration of the sum of One Dollar and other valuable consideration

in hand paid do hereby Convey unto William D. Shepherd and Helen Irene Shepherd, husband and wife, as joint tenants with full right of survivorship and not as tenants in common

Grantees' Address: 1535 ElCamino Avenue, Stockton, California 95209

the following described real estate situated in Madison County, Iowa, to-wit:

NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 except the West 99.1 feet thereof, of Section 21, in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa

This Deed is given in complete and full satisfaction of an assignment of real estate contract dated August 22, 1987, filed August 24, 1987, in Deed Record Book 123 at Page 464 Madison County records.

Warranties of title granted hereby extend on or before August 22, 1987, only. Grantees William D. Shepherd and Helen Irene Shepherd by acceptance of this Deed, assume and guarantee full performance of the real estate contract dated June 7, 1978, and recorded in Deed Record Book 108 at Page 51 on June 9, 1978, in the office of the Madison County Recorder after August 22, 1987, and further, by acceptance of this Deed, said grantees agree to defend and hold Bruce R. Simmons and Kathleen S. Simmons harmless for any and all performance required by said contract subsequent to August 22, 1987.

And the Grantors do Hereby Covenant with the said Grantees and successors in interest to Warrant and Defend the said premises 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 above described premises.

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

Signed this 23rd day of February, 1991

Bruce R. Simmons
Bruce R. Simmons

COMPARED

Kathleen S. Simmons
Kathleen S. Simmons

STATE OF IOWA }
COUNTY OF Madison } ss.

REAL ESTATE TRANSFER
TAX PAID <u>46</u>
STAMP #
\$ <u>41.80</u>
RECORDER <u>Michelle Utzler</u>
DATE <u>3-27-91</u> COUNTY <u>Madison</u>

On this 23rd day of February, A. D. 1991 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bruce R. Simmons and Kathleen S. Simmons, husband and wife

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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.

Neva Lanning My Commission Expires Jan 10, 1993

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Address of Grantor(s) Fee: \$5.00
Transfer: \$5.00

Notary Public in and for said County and State.