

INST # 6924
RECORDING FEE 100
AUDITOR FEE 50
RMA FEE 100

FILED IN PUBLIC RECORDS
TITLE & RECORDS DIV.

98 OCT 14 AM 10:30

JOHN BORGSTROM
RECORDER

REAL ESTATE TRANSFER
TAX PAID

STAMP #
\$ 23.25

RECORDED
10-14-98
DATE

Pottawattamie
COUNTY

(712) 343-6311

Preparer Information: HANSON & SULHOFF, Attorneys at Law Box 128 Avoca
Individual's Name Street Address City

SPACE AROUND THE LINE
FOR RECORDING



WARRANTY DEED - JOINT TENANCY

For the consideration of Fifteen thousand and no/100----- (\$15,000.00)
Dollar(s) and other valuable consideration,

Gerald T. McCarthy and Deborah A. McCarthy, husband and wife

do hereby Convey to

Robert M. Bryant and Diana L. Bryant, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Pottawattamie County, Iowa:

An undivided one half interest in and to:

Parcel A of Lot 28, Avoca Land & Loan Company Addition, City
of Avoca, Iowa.

A part of Lot 28 of the Avoca Land and Loan Company Addition to
the City of Avoca, Pottawattamie County, Iowa, more particularly
described as follows:

Beginning at the Northeast corner of said Lot 28, thence S 0° 02' 44"W
along the East line of said Lot 28 and the West right-of-way line
of Saw Mill Road a distance of 266.37 feet; thence N 89 degrees
54' 46"W along the North right-of-way line of a street connecting
Saw Mill Road and Frost Avenue a distance of 291.76 feet to a point
on the Easterly right-of-way line of Frost Avenue; thence Northwesterly
along an arc with a radius of 112.76 feet concave Westerly an arc
distance of 277.24 feet to the Northwest corner of said Lot 28;
thence S 89 degrees 16' 50" E along the North line of said Lot 28
a distance of 350.24 feet to the point of beginning, Pottawattamie
County, Iowa.

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

Dated: Oct 7, 1998

POTTAWATTAMIE COUNTY, ss:

On this 7 day of Oct,
19 98, at Avoca, Iowa, the undersigned, a Notary
Public in and for said State, personally appeared
Gerald T. McCarthy and Deborah
A. McCarthy, husband and wife

Gerald T. McCarthy (Grantor)

Deborah A. McCarthy (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.

Cheryl Overgaard



Entered for Taxation OCT 14 1998 (Grantor)

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

99-19613

Marilyn J. Drake COUNTY AUDITOR

from a copy of
Dillon's National Bank
to: John N. Elm Street, P.O. Box 68, Plover, Wis 53121

STATE OF Iowa Pottawattamie COUNTY, ss:

On this 1st day of October, 19 98 before me, the undersigned, a

Notary Public in and for said County and said State, personally appeared

Heidi A. McCarthy
Deborah A. McCarthy

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.



Cheryl Overgaard

Notary Public

COMPARED

STATE OF _____ COUNTY, ss:

On this _____ day of _____, 19 _____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared

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

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said (the seal affixed thereto is the seal of said) instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ 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.

Notary Public