

COMPARATIVE

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INST # 6925
RECORDING FEE 5.00
AUDITOR FEE 5.00
RMA FEE 1.00

58 OCT 14 AM 10:31

JUDICIAL RECORDER

REAL ESTATE TRANSFER TAX PAID

\$ 23.22 (TAMP #)

RECORDED 10-11-98 Pottawattamie

DATE COUNTY

Preparer Information: **HANSON & SUIHOFF, Attorneys at Law** Box 128
Individual's Name Street Address

AVOCA City (712) 343-6311 Phone



WARRANTY DEED (CORPORATE GRANTOR)

SPACE ABOVE THIS LINE FOR RECORDING

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

McCarthy Construction, Inc. a corporation organized and existing under the laws of the State of Iowa

does hereby Convey to Robert M. Bryant and Diana L. Bryant, husband and wife as joint tenants with full rights of survivorship, and not a 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 North east 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° 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 1112.76 feet concave Westerly an arc distance of 277.24 feet to the Northwest corner of said Lot 28; thence S89 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.

Entered for Taxation OCT 14 1998 Marilyn G. Drake COUNTY AUDITOR

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

McCarthy Construction, Inc.

Dated: Sept. 30, 1998

By Robert McCarthy President Title

By _____ Title

STATE OF IOWA POTTAWATTAMIE COUNTY, as:

On this 30 day of Sept, 19 98 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert McCarthy and _____ to me personally known, who being by me duly sworn, did say that they are the President respectively, of said corporation;

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

Bryan F. Hoffmann
99-19615 My Commission Expires Oct. 7, 2000
Notary Public