

RECORDED Book 2004 Doc.

Fee: 101.51 1/2 E-\$5 Real Estate Transfer Tax 1732 343.20

2004 MAY 27 PH 3: 52 215,000

Jacki Sloss - Guthrie County Recorder
Guthrie County Iowa

This instrument was drafted by & please return to:
J. R. Dahlquist
First American Title Insurance Company
7370 College Parkway, Suite 104
Ft. Myers, FL 33907

File No.: NCS-84173-FTM

WARRANTY DEED

This indenture made on this 11th day of May, 2004 A.D., by

Republic Postal Group, LLC, a California Limited Liability Company

whose address is 235 Montgomery Street, Suite 914, San Francisco, CA 94104, hereinafter called the "Grantor", to

William G. Behrens and Karen K. Behrens, husband and wife

whose address, and the address for tax purposes, is 9974 Tesson Creek Estates Drive, St. Louis, MO 63123 hereinafter called the "Grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Guthrie County, Iowa**, to-wit:

Lots Eight (8), Nine (9), Ten (10), and the West Five Feet (W 5') of Lot Seven (7), all in Block Seventeen (17) of the Original Town of Stuart, Guthrie, Iowa.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to

said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to tax year 2003.

In Witness Whereof, the Grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Grantor:

Republic Postal Group, LLC, a California Limited Liability Company

Jeff Carney

By: Jeff Carney

Its: Vice-President

State of California
County of San Francisco

On this 11th day of May in the year of 2004, before me, the undersigned, a Notary Public in and for said state, personally appeared Jeff Carney, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 individual(s) or the entity upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: B. Joan Deere
Commission No.: _____
My Commission Expires: July 3, 2004

(Affix Notarial Seal)

