

01618

RECORDED 10:06 AM
BK 328 PG 294

APR 27 2004

INDEXED
RECORDED
MILLS CO.

Roberta Dashner
Mills County Recorder

Entered upon Transfer Book and
for taxation the _____ day of
_____, 20____.
s/ _____ Auditor
Paid Auditor Transfer Fees: \$ 5.00
ROBERTA DASHNER Recorder
MILLS COUNTY, IOWA

Preparer R

Information Josiah C. Wearin, Stamets & Wearin, P.C. 508 North Fourth Street, Red Oak, IA 51566 (712) 623-5484

Individual's Name Street Address City Phone
Josiah C. Wearin ISBA # 06494

Address Tax Statements: William John & Ann Maureen Pavkov, 300 Platte Avenue, Hastings, IA 51540

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, RUTH E. McDONOUGH, a single person, do hereby Convey to WILLIAM JOHN PAVKOV and ANN MAUREEN PAVKOV, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Mills County, Iowa:

The South Half of the Northeast Quarter (S 1/2 NE 1/4) of Section Twenty-nine (29),

And the East Twenty-two (22) acres of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), EXCEPT Lots Two (2) and Three (3), of the official plat of said Section Twenty-nine (29), and EXCEPT a tract described as follows, to-wit: Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter, thence running South 80 rods, thence West to a point 4 feet West of the East line of the highway as now located, thence northwesterly along and 4 feet West of the East line of said highway to the North lien of said Section, and thence East to the place of beginning, containing in this excepted tract three (3) acres, more or less. All in Section Twenty-nine (29), Township Seventy-two (72) North, Range Forty (40) West of the Fifth Principal Meridian, in Mills County, Iowa.

This deed is given in fulfillment of a real estate contract between Horace Paul Richardson, Seller, and William John Pavkov and Ann Maureen Pavkov, husband and wife, Buyers, filed February 27, 1995, at Book 208, Pages 493-496, as assigned to Ruth E. McDonough by Horace Paul Richardson on August 14, 2002, at Book 290, Pages 637-638, Mills County Recorder.

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.

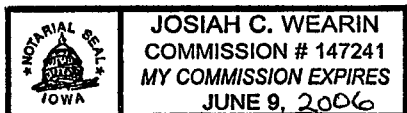
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: April 23, 2004.

Ruth E. McDonough
RUTH E. McDONOUGH

STATE OF IOWA, MONTGOMERY COUNTY, ss:

On this April 23, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Ruth E. McDonough, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Josiah C. Wearin
Notary Public

328/294

Ref: 328/293