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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$362.40

Rev Stamp# 353 DOV# 348

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$226,900⁰⁰

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7462ESP)

Return To: Grant Brown and Karissa Brown, 215 NE Cherry Avenue, EARLHAM, IA 50072

Taxpayer Information: Grant Brown and Karissa Brown, 215 NE Cherry Avenue, EARLHAM, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Michael Weber and Kelly Weber, a married couple**, do hereby Convey to **Grant Brown and Karissa Brown, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

The South 32 feet of Lot Four (4) and the North 18 feet of Lot Five (5) in Block Six (6) of Nicholson's Addition to the Town of Earlham, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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.

