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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$647,499

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6244ROGI)

Return To: Bernard Brazeau and Coleen Brazeau, 1634 170th Street, Winterset, IA 50273

Taxpayer Information: Bernard Brazeau and Coleen Brazeau, 1634 170th Street, Winterset, IA 50273

WARRANTY DEED

CASH173492-MDK
P26007786

Kent For the consideration of One (\$1.00) Dollar and other valuable consideration, **Billie Haines and ~~Kent~~ Stewart, a married couple**, do hereby Convey to **Bernard Brazeau and Coleen Brazeau, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot One (1) of STEVE'S ACRES, an Official Plat in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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.

