

REAL ESTATE TRANSFER
TAX PAID 49
STAMP #
\$ 141.60
Michelle Utsler
RECORDER
5-31-00 Madison
DATE COUNTY

REC'D 5⁰⁰
AUG 5⁰⁰
F.M.F. \$ 1⁰⁰

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COMPARED _____

FILED NO. 004497

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2000 MAY 31 PM 2:53

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement : 102 W. Carpenter
St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of EIGHTY-NINE THOUSAND
Dollar(s) and other valuable consideration,
JOSEPH B. HAHN, Single,

do hereby Convey to
NATHAN BROWN and GENISE BROWN,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

A part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), in
Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County,
Iowa, described as commencing 132 feet East of the Southeast corner of Lot Eight (8) in Block One
(1) of Clanton's Addition of 1888 to the Town of St. Charles, and running thence North 132 feet,
thence East 66 feet, thence South 132 feet, thence West 66 feet to the point of beginning

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.

STATE OF IOWA ,
MADISON COUNTY, ss:

Dated: _____

On this 30 day of May,
2000, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Joseph B. Hahn

Joseph B. Hahn
Joseph B. Hahn (Grantor)

(Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)

Louk Dykstra exp. 4/16/2001
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)