

FILED NO. **001045**

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

BOOK **2002** PAGE **1045**

COMPUTER  2002 MAR -4 PM 2: 54  
RECORDED  (2:54 PM)  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information  Leonard M. Flander, 223 E. Court Avenue, Winterset, (515) 462-4912  
Individual's Name Street Address City Phone

Address Tax Statement: Joy Bricker  
2075 145 Lane, Earlham, IA 50072

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

For the consideration of None - Estate Planning Between Spouses  
~~Monies~~ and other valuable consideration,  
MELVIN BRICKER and JOY BRICKER, husband and wife

do hereby Convey to  
JOY BRICKER

the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven ( 27),  
Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

NOTE: This transfer is between husband and wife without actual consideration and is exempt from transfer tax under  
Iowa Code Section 428A.2(11).

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,  
ss:

Dated: February 22, 2002

MADISON COUNTY,  
On this 28 day of February,  
2002, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Melvin Bricker and Joy Bricker

Melvin Bricker  
Melvin Bricker (Grantor)

Joy Bricker  
Joy Bricker (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)

Terri Collins  
Terri Collins  
Notary Public

TERRI COLLINS  
COMMISSION # 148906  
MY COMMISSION EXPIRES  
10-13-03  
(Grantor)

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