

122,500

REAL ESTATE MANAGER
TAX PAID 38
STAMP #
\$ 195.20
MICHELLE H. H. H.
RECORDER
4-18-02 Madison
DATE COUNTY

001860

FILED NO. _____
BOOK 2002 PAGE 1860
2002 APR 18 PM 3:06
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
COMPUTER
RECORDED
COMPARED _____

Preparer information LEONARD HARTMAN, 110 NW 2nd Street, Stuart, Iowa, 50250 (515) 523-2441
Individual's Name Street Address City Phone

Address Tax Statement: RACHELE D. WELLS, 215 NW Walnut St.
Earlham, Iowa, 50272

SPACE ABOVE THIS LINE
FOR RECORDER



\$ 122,500.00

WARRANTY DEED

For the consideration of ONE (\$1.00)
Dollar(s) and other valuable consideration,
ROBERT A. BRANAM, single

do hereby Convey to
RACHELE D. WELLS

the following described real estate in MADISON County, Iowa:

The South One Hundred Forty Feet (S140') of the East One Hundred Sixty and Eight One-hundreds Feet (E106.08') of Lot One (1) in Block Two (2) of Cristopher Wilson's Addition to the Town of Earlham, Madison County, Iowa.

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,
GUTHRIE COUNTY, ss:

Dated: April 15 2002

On this 2002 day of _____, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT A. BRANAM, single

Robert A. Branam
ROBERT A. BRANAM (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)

(Grantor)

Sharon K. Jurgensen

(Grantor)

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

