

REAL ESTATE TRANSFER
TAX PAID 62
STAMP #
\$ 130.40
michelle utslar
RECORDER
830-02 madison
DATE COUNTY

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

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FILED NO.
BOOK 2002 PAGE 4292
2002 AUG 30 PM 12:33
12:33 pm
NICKI 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: Brandon J. Wright
\$ 82,000.00 1231 W. Summit, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of EIGHTY-TWO THOUSAND
Dollar(s) and other valuable consideration,
TRICIA TWOMBLY, f/k/a TRICIA COCHRAN and JOHN TWOMBLY, Wife and Husband,

do hereby Convey to
BRANDON WRIGHT,

the following described real estate in Madison County, Iowa:

Commencing at a point 26 and 1/6 rods West of the Southeast Corner of the West 12 Acres of the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, of Range Twenty-eight (28) West of the 5th P.M., and running thence North 12 rods, thence West to the East line of the West 3 1/2 Acres of the North 36 rods and 8 feet of said South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence South 12 rods, thence East to the Place of Beginning, in 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

Dated: 8-25-02

MADISON COUNTY, ss:

On this 25th day of Aug,
2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
Tricia Twombly and John Twombly

Tricia Twombly (Grantor)

John Twombly (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.

Robert C. Duff
Notary Public

(Grantor)

(Grantor)

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