

REAL ESTATE TRANSFER
TAX PAID 51
STAMP #
\$ 135.20
Michelle Utzler
RECORDER
3-25-03 *Madison*
DATE COUNTY

REC \$ 5.80
AUD \$ 5.00
R.M.F. \$ 1.00

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RECORDED
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001659
FILED NO.
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2003 MAR 25 PM 12:00

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Address Tax Statement: Jack E. Brown
212 E. Iowa
Greenfield, IA 50849

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of EIGHTY FIVE THOUSAND AND NO/100-----
Dollar(s) and other valuable consideration,
RUSSELL J. FREY, a Single Person.

do hereby Convey to
JACK E. BROWN and MARIA J. BROWN, Husband and Wife.

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

The East 75 Acres of the South Half (1/2) of the Southwest Quarter (1/4), and the East 70 Rods of the South 11.43 Rods of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) except 12 Acres more or less described as commencing at the Northeast corner of said 40-acre tract and running West 27 rods to a certain branch, thence South along said branch to the South line of said 40-acre tract, thence East 22 rods to the Southeast corner thereof, thence North to the point of beginning, all in Section Thirteen (13), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "C" in the Southeast Quarter of the Southwest Quarter of Section 13, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the South Quarter Corner of Section 13, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa thence South 89°48'47" West 20.00 feet along the South line of the Southwest Quarter of said Section 13 to the Point of Beginning; thence continuing South 89°48'47" West 948.17 feet along the South line of said Southwest Quarter; thence North 01°16'50" West 346.00 feet; thence North 86°30'22" East 193.29 feet; thence South 87°20'00" East 44.57 feet; thence North 34°00'19" East 42.36 feet; thence North 89°03'29" East 259.94 feet; thence South 00°13'26" West 32.00 feet; thence North 89°30'22" East 431.19 feet; thence South 00°36'01" East 363.65 feet to the Point of Beginning containing 8.032 acres including 1.018 acres of County Road right-of-way.

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: March 25, 2003

MADISON COUNTY, ss:

On this 25th day of March, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared RUSSELL J. FREY

Russell J. Frey
RUSSELL J. FREY (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)

John E. Casper
Notary Public

(Grantor)

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

