

REAL ESTATE TRANSFER  
TAX PAID 1  
STAMP #  
\$ 141.60  
Michelle Utsler  
RECORDER  
7-1-98 Madison  
DATE COUNTY

REC \$ 5<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

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RECORDED   
COMPARED

FILED NO. 0003  
BOOK 62 PAGE 554  
98 JUL -1 PM 2:49

Preparer Information

MICHELLE UTSLER  
RECORDER

Individual's Name: LEONARD M. FLANDER Street Address: 223 EAST COURT WINTERSSET IA 50273 City: WINTERSSET State: IA ZIP: 50273  
MADISON COUNTY IOWA  
SPACE ABOVE THIS LINE FOR RECORDER



### WARRANTY DEED

For the consideration of EIGHTY-NINE THOUSAND AND NO/100 (\$89,000.00) - - -  
Dollar(s) and other valuable consideration,

GARY C. TYER AND SANDRA L. TYER, husband and wife,

do hereby Convey to  
TODD BROWN AND LORI BROWN, as Joint Tenants with Full Rights of  
Survivorship, and not as Tenants in Common

the following described real estate in MADISON County, Iowa:

Lot Three (3), Block Twelve (12) of West Addition to the Town of  
Winterset, 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: JUNE 30, 1998

ss: MADISON COUNTY,  
On this 30 day of JUNE,  
19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared  
GARY C. TYER AND SANDRA L. TYER

Gary C. Tyer  
GARY C. TYER (Grantor)

Sandra L. Tyer  
SANDRA L. TYER (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.

Beth Flander  
BETH FLANDER  
Notary Public

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