

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

JO CASPER ISBA # 000000816

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
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STAMP #
\$ 39.20
Michelle Utzler
RECORDER
10-19-98 Madison
COUNTY

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RECORDED ✓
COMPARED ✓

FILED NO. 1676
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MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER 223 E. COURT AVENUE, P.O. BOX 67 WINTERSSET, IOWA 50273-0067 (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00)
Dollar(s) and other valuable consideration,
CONNER AND CONNER PARTNERSHIP

do hereby Convey to
TERRY K. BROWN and LAURA G. 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:

Parcel "C", located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section
Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the
5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the North Quarter (1/4) corner of Section Twenty-seven (27), Township
Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County,
Iowa; thence North 83°21'39" East along the North line of the Northwest Quarter (1/4) of the
Northeast Quarter (1/4) of said Section Twenty-seven (27), 86.25 feet; thence South 0°05'10"
West, 515.45 feet; thence North 84°15'36" East, 424.79 feet; thence South 0°05'10" West,
404.02 feet to a point in an existing fenceline; thence South 85°46'46" West along said
fenceline, 276.00 feet to a point on the East right-of-way line of County Road G-4-R, thence
North 45°38'35" West along said right-of-way line which is an existing fenceline, 247.71 feet;
thence South 90°00'00" West, 54.59 feet to a point on the West line of the Northwest Quarter
(1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27); thence North 0°00'00" East
along the West line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section
Twenty-seven (27), 714.15 feet to the Point of Beginning. Said Parcel contains 5.018 acres,
including 0.941 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 _____ Dated: X 10-19-98
ss: _____ COUNTY, _____

On this _____ day of _____
19 _____, before me, the undersigned, a Notary
Public in and for said State, personally appeared
CONNER AND CONNER PARTNERSHIP (Grantor)

William J. Conner (Grantor)

Andrew P. Conner (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.

Notary Public (Grantor)

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



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 19 day of October, 1998, before me, the undersigned, a Notary Public in and for the said State, personally appeared WILLIAM J. CONNER, to me personally known, who being by me duly sworn, did say that the person is one of the partners of CONNER AND CONNER PARTNERSHIP, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners; and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



Connie Harvey
Notary Public in and for said State

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 19 day of October, 1998, before me, the undersigned, a Notary Public in and for the said State, personally appeared ANDREW P. CONNER, to me personally known, who being by me duly sworn, did say that the person is one of the partners of CONNER AND CONNER PARTNERSHIP, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners; and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



Connie Harvey
Notary Public in and for said State.

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of partnerships