

FILED NO. **1089**

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MICHELLE 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



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE
Dollar(s) and other valuable consideration,
LEONARD DALE BROWN and JOAN M. BROWN, Husband and Wife,

do hereby Convey to
TIMOTHY A. BROWN and SINDY BROWN,

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

That part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 75 North,
Range 26 West of the Fifth Principal Meridian, City of St. Charles, Madison County, Iowa, described
as follows:

Commencing at the northwest corner of said Section 24, thence on an assumed bearing of South
00°00'00" East along the west line of the Northwest Quarter of the Northwest Quarter of said Section
24 a distance of 123.50 feet to the point of beginning; thence North 90°00'00" East 273.57 feet; thence
South 00°04'54" East 124.01 feet; thence North 89°53'38" West 273.74 feet to the west line of the
Northwest Quarter of the Northwest Quarter of said Section 24; thence North 00°00'00" East along
said west line a distance of 123.50 feet to the point of beginning. Said tract contains 0.7775 acres and
is subject to a City of St. Charles street easement over the westerly 0.0936 acres thereof.

The consideration for this Deed is less than \$500. Therefore, no declaration of value or groundwater
statement is required.

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,
SS: MADISON COUNTY,

Dated: _____

On this 31st day of August,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Leonard Dale Brown and Joan M. Brown

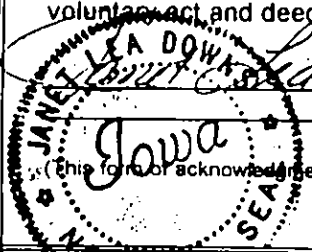
Leonard Dale Brown
Leonard Dale Brown (Grantor)

Joan M. Brown
Joan M. Brown (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)



Notary Public

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