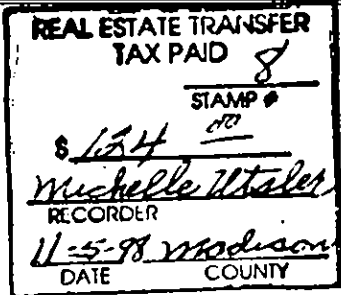


THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

JOHN E. CASPER ISBA # 00000816

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



REGISTERED ✓  
RECORDED ✓  
INDEXED ✓  
FEE \$ 5.00  
\$ 5.00

FILED NO. 1914  
BOOK 139 PAGE 758  
98 NOV -5 PM 4:00

MICHELLE UTZLER  
RECORDER  
PHONE (515) 462-4912

Preparer Information: JOHN E. CASPER 223 E. COURT AVENUE, P.O. BOX 67 WINTERSET, IOWA 50273  
Individual's Name Street Address City Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of SEVENTY-EIGHT THOUSAND AND NO/100 (\$78,000.00) Dollar(s) and other valuable consideration,  
JOHN R. ECKSTEIN and HAZEL ECKSTEIN, husband and wife,

do hereby Convey to  
RICHARD M. BROWN,

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

Parcel "A", located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 640 on December 29, 1995, in the Office of the Recorder of 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,  
MADISON COUNTY, ss:

Dated: 11-5-98

On this        day of NOVEMBER, 19 98, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN R. ECKSTEIN and HAZEL ECKSTEIN

John R. Eckstein  
JOHN R. ECKSTEIN (Grantor)

Hazel Eckstein  
HAZEL ECKSTEIN (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)

Carol Landis  
my commission expires Aug 31, 2001  
Notary Public

\_\_\_\_\_  
(Grantor)

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