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THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jerrold B. Oliver ISBA # 04132

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

REAL ESTATE TRANSFER  
TAX PAID  
17  
STAMP  
\$ 79.20  
Michelle Utzalla  
RECORDER  
11-16-98 Madison  
DATE COUNTY

CONVEYED ✓  
RECORDED ✓  
INDEXED ✓  
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FILED NO. 2014  
BOOK 62 PAGE 778  
98 NOV 16 AM 11:47  
MICHELLE UTZALLA  
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

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of FIFTY THOUSAND  
Dollar(s) and other valuable consideration,  
TIMOTHY ALLEN BROWN and SINDY LOU RAMEY, Husband and Wife,

do hereby Convey to  
CHRISTOPHER P. BROWN,

the following described real estate in Madison County, Iowa:

A tract of land described as follows: Commencing on the South line of Clanton Street in the Town of St. Charles at a point 28 rods and 5 feet East of the West line of Section Twenty-four (24), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and running thence South 132 feet, thence East 85 feet, thence North 132 feet, thence West 85 feet to the point of beginning

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 distributiv 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: 11.14.98

SS:

MADISON COUNTY,  
On this 14<sup>th</sup> day of November  
19 98, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Timothy Allen Brown and Sindy Lou Ramey

Timothy Allen Brown  
Timothy Allen Brown (Grantor)

Sindy Lou Brown  
Sindy Lou Ramey (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.

AKA Sindy Lou Ramey  
(Grantor)

Steve D. Warrington  
Notary Public

(This acknowledgment is valid for individuals (Grantor(s) only)

