

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

LEONARD M. FLANDER ISBA # 000001612

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

REAL ESTATE TRANSFER
TAX PAID 18
STAMP # 20
\$140
Michelle Utsler
RECORDER
3-3-99 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED
REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 3595
BOOK 141 PAGE 212
99 MAR -3 PH 2:52

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information LEONARD M. FLANDER, 223 EAST COURT AVENUE, P.O. BOX 67, WINTERSET, IA 50273-0067, (515) 462-4912
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Eighty-eight Thousand and no/100
Dollar(s) and other valuable consideration,
Omer K. Payne

do hereby Convey to
Joy Bricker and Melvin Bricker, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

East Half (1/2) of the Northeast Quarter (1/4); and, the North Fifty (50) acres of the East Half (1/2) of the Southeast Quarter; and a tract described as: Beginning at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence west along the north line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast Corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence continuing southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) which is 2,422.2 feet east of the Southwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), thence East to the Southeast Corner of the said Northwest Quarter (1/4) of the Southeast Quarter (1/4), thence North to the point of Beginning, all in Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.

This deed is given in fulfillment of the real estate installment contract by and between the parties hereto dated August 15, 1994, and shown on record in Deed Record 133 at Page 304.

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: MARCH 2, 1999

ss:

On this 2nd day of MARCH,
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Omer K. Payne, single

Omer K. Payne (Grantor)

Omer K. Payne (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

(Grantor)

Leonard M. Flander
Notary Public

(Grantor)

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