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FILED NO. 2279
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

IOWA REALTY CO.
3501 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 7.00

PREPARED BY: L. HAYNES, MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IOWA 50125 515-961-6810

44, 000

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edna M. Brown, a single person** hereby convey unto **Nancy Spooner, a single person** the following described real estate, situated in **MADISON** County, Iowa:

Lot Six (6) in Block Eighteen (18) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

Edna M. Brown has relinquished all Homestead Rights to above described property.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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.

Dated December, 1, 1998.

By: [Signature] Edna Brown
Edna M. brown

By: Larry S. Brown
Attorney-in-Fact

By: [Signature] POA

STATE OF IOWA)
)SS.
COUNTY OF Madison)

On this 1 day of **December**, A.D. 1998, before me, a Notary Public in and for the State of Iowa, personally appeared **Larry S. Brown**, to me known to be the person who executed the foregoing instrument in behalf of Edna M. Brown and acknowledged that he executed the same as the voluntary act and deed of said Edna M. Brown.



[Signature]
Notary Public in and for Said State