

REAL ESTATE TRANSFER TAX PAID
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STAMP #
\$ 28.00
<i>Michelle Utzler</i>
RECORDER
6-6-95
DATE
Madison
COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. **3093**

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95 JUN -6 AM 10:10

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Eighteen Thousand
Dollar(s) and other valuable consideration,
LONNIE E. BROWN and RISE L. BROWN, husband and wife,

do hereby Convey to
DANIEL W. MOWRER and MARLA O. MOWRER, husband and wife,

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 (¼) of the Southeast Quarter (¼) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the southwest corner of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section 2; thence on an assumed bearing of North 00°18'18" East along the west line of said Northwest Quarter (¼) of the Southeast Quarter (¼) 648.62 feet; thence North 90°00'00" East 268.92 feet; thence South 24°30'18" East 466.52 feet; thence South 03°31'40" East 224.54 feet to the south line of said Northwest Quarter (¼) of the Southeast Quarter (¼); thence North 90°00'00" West along said south line 479.69 feet to the southwest corner of said Northwest Quarter (¼) of the Southeast Quarter (¼) and the point of beginning. Said tract contains 6.00 acres and is subject to a Madison County Highway Easement over the southerly 0.44 acres thereof.

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: June 5, 1995

MADISON COUNTY, ss:

On this 5th day of June
199 5, before me, the undersigned, a Notary Public in and for said State, personally appeared
Lonnie E. Brown and Rise L. Brown

[Signature]
(Lonnie E. Brown) (Grantor)
[Signature]
(Rise L. 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.

[Signature]
Samuel H. Braland
Notary Public (Grantor)

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