

REAL ESTATE TRANSFER  
TAX PAID 2  
STAMP #  
\$ 37 60  
Michelle Utzler  
RECORDER  
1-4-95 Madison  
DATE COUNTY

REC \$ 500  
AUD \$ 500  
R.M.F. \$ 100

FILED NO. 1734  
BOOK 60 PAGE 12  
95 JAN -4 AM 10:04  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

COPIES   
RECORDED   
COMPARED

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of Twenty-four Thousand and no/100 - - - (\$24,000)  
Dollar(s) and other valuable consideration,  
Phyllis F. Kirkland, an unmarried person

do hereby Convey to  
Mark J. Brown and Sandra J. Brown, as Joint Tenants with full  
rights of survivorship, and not as tenants in common,

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

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and  
Twelve (12), in Block Fourteen (14) in Barker's Second Addition to  
the Town of Macksburg, Madison County, Iowa.

This Warranty Deed is given in fulfillment of a Real Estate  
Contract recorded in Book 55 on Page 571 in the office of the  
Madison County Recorder.

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: January, 1995

MADISON COUNTY, ss:

On this 3 day of January,  
19 95, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Phyllis F. Kirkland

Phyllis F. Kirkland  
Phyllis F. Kirkland (Grantor)

(Grantor)

(Grantor)

(Grantor)

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.

Phyllis F. Kirkland  
Notary Public

This form of acknowledgment for individual grantor(s) only