

REAL ESTATE TRANSFER
TAX PAID 44
STAMP #
\$ 108
Michelle Utzler
RECORDER
3-30-95 Madison
COUNTY

COMPUTER
RECORDED
CERTIFIED

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

FILED NO. 2480
BOOK 134 PAGE 196
95 MAR 30 AM 11:44
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Sixty-eight Thousand
Dollar(s) and other valuable consideration,
MARY M. BRAZZLE, a single person,

do hereby Convey to
VERNON L. FLINN and TONYA L. FLINN, 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:

The East Half (E $\frac{1}{2}$) of the Southwest Fractional Quarter (SWfr. $\frac{1}{4}$) of Section One (1),
in Township Seventy-seven (77) North, of Range Twenty-six (26) West of the 5th P.M.,
Madison County, Iowa.

Grantor expressly reserves the right, at no rent to herself, to occupy and use the
home residence and workshed situated upon the above described real estate until her
death or until she no longer occupies such property as her principal residence,
whichever shall occur first. This conveyance is subject to said reservation.

This deed is given in fulfillment of a real estate contract by and between the
grantor and grantees recorded in Book 127, Page 570, in the Office of the Recorder
of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a
recorded real estate contract, it is exempt from declaration of value and ground-
water hazard statement filing requirements.

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 30, 1995

ss: MADISON COUNTY, March
On this 30th day of March,
199 5, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Mary M. Brazzle (Mary M. Brazzle) (Grantor)

(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. _____ (Grantor)

Samuel H. Bzaland (Samuel H. Bzaland) Notary Public _____ (Grantor)

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