

REAL ESTATE TRANSFER TAX PAID 27 STAMP \$ 3920 Michelle Utzler RECORDER 7-24-95 Madison COUNTY

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

FILED NO. 175 BOOK 60 PAGE 359 95 JUL 24 AM 8:21

MICHELLE UTZLER RECORDER MADISON COUNTY, IOWA

COPIES RECORDED COMPARED

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of TWENTY-FIVE THOUSAND (\$25,000.00) Dollar(s) and other valuable consideration,

Dean T. Brooks and Dorothy Brooks, Husband and Wife,

do hereby Convey to

Gary Brooks and Linda S. Brooks,

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

Lots Four (4) and Five (5) of Block One (1) of Clanton's Addition to the Town of St. Charles, Madison County, Iowa.

THIS DEED IS GIVEN IN FULFILLMENT OF REAL ESTATE CONTRACT DATED AND FILED FOR RECORD ON JUNE 13, 1985, AT DEED RECORD 52, PAGE 407, 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: July 21, 1995

MADISON COUNTY, On this 21st day of July 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Dean T. Brooks and Dorothy Brooks

Dean T. Brooks (Grantor)

Dorothy Brooks (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)

Notary Public

(Grantor)

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

