

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

ISBA# 04132 Jordan, Oliver & Walters, P.C.
Winterset, Iowa

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,
DONALD C. BROWN and PATRICIA R. BROWN, Husband and Wife

do hereby Convey to
PATRICIA R. BROWN

the following described real estate in Madison County, Iowa:

Parcel 5B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses as shown in the Declaration of Covenants, Conditions and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record 59, Page 634 of the Recorder's Office of Madison County, Iowa.

There is no separate apartment number for the townhouse located on the parcel covered by this Real Estate Contract. The apartment or townhouse is identified by the parcel designation set forth above. The exact description of the above-described parcel is set forth in a Plat of Survey for Lots Four (4) through Fifteen (15), Fieldstone Addition to the City of Winterset, Madison County, Iowa, recorded September 23, 1994, in Book 2, Page 226 of the Office of the Madison County, Iowa, Recorder. This Real Estate Contract, pursuant to the above-described Declaration, includes a 1/22 undivided interest in the common areas and facilities of Fieldstone Addition, which rounds to the nearest one-hundredth of a percent to a 4.55% undivided interest.

This is a deed between husband and wife without actual consideration. Therefore, no declaration of value or groundwater hazard statement is required.

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: Dec 11, 1995

MADISON COUNTY, ss:

On this 11 day of Dec,
19 95, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Donald C. Brown and
Patricia R. Brown

Donald C. Brown
Donald C. Brown (Grantor)

Patricia R. Brown
Patricia R. 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.

Jordan B. Oliver

Notary Public

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

