

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

COMPUTED   
RECORDED   
COMPARED

REAL ESTATE TRANSFER  
TAX PAID  
STAMP # 88  
\$ 38.40  
T. J. Wille  
RECORDER  
2-28-96 Madison  
DATE COUNTY

FILED NO. 2313  
BOOK 135 PAGE 791  
96 FEB 28 PM 1:25  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer  
Leonard M. Flander 223 East Court Winterset IA 50273-0067 (515) 462-4912  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED

( \$24 013 50 ) For the consideration of Twenty-four Thousand Thirteen Dollars and Fifty Cents  
Dollar(s) and other valuable consideration,  
Pearl Wiley and JoAnn Wiley, husband and wife

do hereby Convey to  
George Bown and Marilyn Bown, 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 Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section  
Eight (8), Township Seventy-six (76) North, Range Twenty-eight (28)  
West of the 5th P.M., Madison County, Iowa, except the West Two (2)  
Acres thereof

This deed is in fulfillment of the real estate contract dated  
August 11, 1995 and recorded on August 15, 1995 in the Madison  
County Recorder's Office in Book 134 at page 625

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: February 27, 1996

ss:

MADISON COUNTY,

On this 28<sup>th</sup> day of February,  
19 96, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Pearl Wiley and JoAnn Wiley

Pearl Wiley (Grantor)

JoAnn Wiley (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.

Steven D. Warrington  
Notary Public

(Grantor)

(Grantor)

(This is not an acknowledgment for individual grantor(s) only)

