

THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 21
CLERK #
\$ 1760
Michelle Utzler
RECORDER
3-8-96 Madison
DATE COUNTY

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

FILED NO. 2441
BOOK 60 PAGE 748
96 MAR -8 PM 3:09
MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA

COMPILED
RECORDED
INDEXED

Preparer Information Dean R. Nelson P.O. Box 370 Earlham, IA 50072 (515) 758-2267
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ---Eleven Thousand
Dollar(s) and other valuable consideration,
KENNETH BRICKER and OSA BRICKER, husband and wife,

do hereby Convey to
MARILYNN VAN ZEE, SINGLE

the following described real estate in Madison County, Iowa:

An Undivided One-half Interest In And To:

Lot Eight (8) and the East Half (E $\frac{1}{2}$) of Lot Seven (7) in Block Two (2) of
Guiberson's Addition to Winterset, Madison County, Iowa.

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, 5th, 1996

MADISON COUNTY, ss:

On this 5th day of March,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Kenneth Bricker and Osa Bricker

Kenneth Bricker
(Kenneth Bricker) (Grantor)

Osa Bricker
(Osa Bricker) (Grantor)

to be 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.

Dean R. Nelson
(Dean R. Nelson)

Notary Public

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

(Grantor)