

COMPUTER ☒
RECORDED ☒
COMPARED ☒REC 10.00
AND 15.00
R.M.F. \$1.50REAL ESTATE TRANSFER
TAX PAID 37

STAMP

\$ 183.20
Murray L. Smith
RECORDER
5-21-96 DATE
Madison COUNTYFILED NO. 3216BOOK 136 PAGE 285

96 MAY 21 PM 3:57

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWAPreparer
Information

Jerrold B. Oliver

P.O. Box 230

Winterset

(515) 462-3731

Individual's Name

Street Address

City

Phone



WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100--- (\$115,000)
Dollar(s) and other valuable consideration,
MURRAY L. SMITH and CRISTAL SMITH, Husband and Wife; and
C. DWIGHT SMITH and DELORES A. SMITH, Husband and Wife,

do hereby Convey to

DONALD E. BRAMAN and MARTHA BRAMAN

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

A tract of land commencing 27½ feet West of the Southeast corner of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼), and running thence East 27½ feet to said Southeast corner, thence North 80 rods to the Northeast corner of said 40-acre tract, thence West 9 feet, thence in a Southerly direction in a straight line to the point of beginning, and also a tract commencing 27½ feet West of the Southeast corner of said 40-acre tract and running West along the South line of said 40-acre tract to the Southwest corner thereof, thence North 20 feet, thence East parallel with the South line of said 40-acre tract to the West line of the tract first above described, thence South along the West line of said first described tract to the point of beginning; also including an easement for ingress and egress over and across the Southeast Quarter (SE¼) of the Southwest Quarter (SW); and also the Northeast Quarter (NE¼) of the said Southwest Quarter (SW¼), all in Section Ten (10), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Eleven (11), and the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Fourteen (14), except one acre in a square form in the Southwest corner thereof, all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., 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 TEXASDated: 4-19-96

SS:

Garland COUNTY,

On this 19th day of April,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Murray L. Smith and
Cristal Smith

Murray L. Smith (Grantor)Cristal Smith (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.

C. Dwight Smith (Grantor)

Mary Jo Cox
NOTARY PUBLIC
STATE OF TEXAS
My Comm Exp 9-6-99

Delores A. Smith (Grantor)

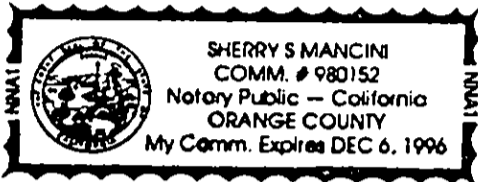
(This form of acknowledgment is invalid unless filed with the County Clerk of the State of Texas)

Recorded 6-11-96
In Public Gen 136-385

STATE OF CALIFORNIA , ORANGE COUNTY, ss:

On this 23rd day of APRIL , 19 96 before me, the undersigned, a
Notary Public in and for said County and said State, personally appeared
C. Dwight Smith and Delores A. Smith

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.



Sherry S. Mancini
SHERRY S. MANCINI
Notary Public

STATE OF _____ , _____ COUNTY, ss:

On this _____ day of _____ , 19 _____ before me, the undersigned, a
Notary Public in and for said County and said State, personally appeared
_____ and _____

to me personally known, who, being by me duly sworn, did say that they are the
_____ and _____

respectively, of said corporation; that (no seal has been procured by the said) corporation; that said
(the seal affixed thereto is the seal of said)
instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors;
and that the said _____ and _____
as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of
said corporation, by it and by them voluntarily executed.

Notary Public

7411 Bk