

ORIGINAL

REAL ESTATE TRANSFER	
TAX PAID <u>25</u>	
STAMP <u>30</u>	
\$ <u>47</u>	
<u>Michelle Utaleo</u>	
RECORDER	
<u>11-21-96</u>	<u>Madison</u>
DATE	COUNTY

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FILED NO. 1422
BOOK 137 PAGE 41
96 NOV 21 PM 2:43
MICHELLE UTSALEO
RECORDER
MADISON COUNTY, IOWA

REC 5 00
AUC 5 00
R.M.F. \$ 1.00

Preparer Information Jerrold B. Oliver P.O. Box 230 Winterset 515/462-3731
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

For the consideration of THIRTY THOUSAND-----(\$30,000.00)-----
Dollar(s) and other valuable consideration,

A. B. Whitworth and Evanelle Whitworth, Husband and Wife,
do hereby Convey to

Donald E. Braman and Martha Braman, Husband and Wife
the following described real estate in Madison County, Iowa:

The Northwest Quarter (NW 1/4) of the Southeast Quarter
(SE 1/4) of Section Eleven (11), 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 IOWA

Dated: November 19, 1996

MADISON COUNTY, ss:
On this 19 day of November,
19 96, before me, the undersigned, a Notary
Public in and for said State, personally appeared
A. B. Whitworth and Evanelle
Whitworth

A. B. Whitworth (Grantor)

Evanelle Whitworth (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)

Jerrold B. Oliver
Notary Public

(Grantor)

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

