

REG \$ 5.10
AUD \$ 5.12

REAL ESTATE TRANSFER	
TAX PAID	<u>42</u>
STAMP #	
\$	<u>64.88</u>
RECORDER	<u>M. Utzler</u>
DATE	<u>8-28-92</u>
COUNTY	<u>Madison</u>

FILED NO. 565
BOOK 130 PAGE 339
92 AUG 28 PM 3:44
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPARED

IND. ✓
REC. ✓
PAGE ✓

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of Forty-one Thousand and no/100- (\$41,000.00)
Dollar(s) and other valuable consideration, Doyle R. Mapes and Christine A. Mapes, husband and wife,

do hereby Convey to David A. Bown and Kimberly J. Bown

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

That part of the Northeast Quarter (1/4) of Section Thirty (30), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southeast Corner of the Northeast Quarter (1/4) of said Section Thirty (30), thence on an assumed bearing of North 00° 02' 06" East along the East line of said Northeast Quarter (1/4) 501.73 feet to the point of beginning, thence South 88° 28' 55" West 152.63 feet, thence North 00° 02' 06" East 152.11 feet, thence North 56° 51' 09" West 83.73 feet, thence North 00° 17' 22" West 459.25 feet, thence South 87° 40' 13" East 225.49 feet to the East line of said Northeast Quarter (1/4), thence South 00° 02' 06" West along said East line 643.92 feet to the point of beginning, said tract contains 3.06 Acres more or less and is subject to a Madison County Highway easement over the Easterly 33.00 feet thereof and is subject to any encumbrances of record, Highway Easement area equals 0.49 Acres,

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 ss:
PATRICK F. COAKLEY Notary Public,
MADISON COUNTY,

Dated: AUGUST 28, 1992

On this 28 day of AUGUST
1992, before me the undersigned, a Notary Public in and for said State, personally appeared
DOYLE R. MAPES AND CHRISTINE A. MAPES

Doyle R. Mapes
Doyle R. Mapes (Grantor)

Christine A. Mapes
Christine A. Mapes (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.

Patrick F. Coakley
Patrick F. Coakley Notary Public

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