

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

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

REAL ESTATE TRANSFER
TAX PAID 23
STAMP #
\$ 23.30
Michelle Utsler
RECORDER
8-11-94 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 443
BOOK 59 PAGE 470
94 AUG 11 PM 1:47
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One (\$1)
Dollar(s) and other valuable consideration,
L. Jean Brown & Gail A Brown, Wife & Husband

do hereby Convey to
David Eugene Richards, single & Kimberly Nicole Kerns, single

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

Lot 8 and the East 35½ feet of Lot 7 in Block 4 of W.O. Lee Addition to
turn of Macksburg, Madison County, Iowa.

This Deed is given in satisfaction of a real estate contract dated 5/1/93 &
filed for record on 6/7/93 in Book 58 at Page 368.

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:
Polk COUNTY,

On this 27th day of July
1994, before me the undersigned, a Notary Public in and for said State, personally appeared
L. Jean Brown and Gail A. Brown

L. Jean Brown
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.

Rebecca Skenns
Notary Public

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

Dated: July 27

L. Jean Brown
L. Jean Brown (Grantor)

Gail A. Brown
Gail A. Brown (Grantor)

(Grantor)

(Grantor)

STATE OF Iowa Madison COUNTY, ss:

On this 28 day of July, 1994 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Gail A. Brown

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 P. Weeks
_____, 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 instrument was signed (and sealed) (the seal affixed thereto is the seal of said) 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