

WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That DUANE L. BROWN and RHONDA BROWN, Husband and Wife,

_____ In consideration of the sum of
THIRTY THOUSAND AND NO/100----- (\$30,000.00) DOLLARS
in hand paid do hereby Convey unto GEORGE DOUGLAS and GENIEVE DOUGLAS

Address of Grantees: _____

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

Commencing 50 rods North of the Southeast corner of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence West to the East line of the right of way of the Chicago, St. Paul & Kansas city Railway, thence North along the East line of said right of way to a point 15 rods East of the Northwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Ten (10), thence East 49 rods, thence South 40 rods, thence East 16 rods, thence South to the place of beginning.

This deed is given in satisfaction of a real estate contract recorded in Book 122, Page 263 of the Madison County Recorder's office.

REAL ESTATE TRANSFER	
TAX PAID	<u>16</u>
STAMP #	<u>45</u>
\$ <u>32</u>	<u>45</u>
<u>Mary E. Welty</u>	
RECORDER	
DATE <u>2-23-87</u>	COUNTY <u>61</u>

FILED NO. **1644**
BOOK 122 PAGE 700
1987 FEB 23 PM 1:45
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Conveyed
Dec 45 00

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 18 day of February, 19 87.

STATE OF OKLAHOMA

COUNTY OF Canadian

On this 18 day of February, A. D. 19 87, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Duane L. Brown and Rhonda Brown

Duane L. Brown
Duane L. Brown

Rhonda Brown
Rhonda Brown

124 Maryella
Mustang, Oklahoma 73084

Address of Grantors

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.

Mary E. Welty
Notary Public in and for said County and said State.