



# WARRANTY DEED

Know All Men by These Presents: That Fred L. Carter, single

\_\_\_\_\_ in consideration  
of the sum of One Dollar and other valuable consideration  
in hand paid do hereby Convey unto Gary E. Brand

Grantees' Address: R.R. #2, Adel, Iowa  
the following described real estate, situated in Madison County, Iowa, to-wit:

The West One-Half (W  $\frac{1}{2}$ ) of Lot Seventeen of Eivins Addition,  
Plat 2, in the Town of Earlham, Madison County, Iowa, sub-  
ject to building restrictions and easements of record.

REAL ESTATE TRANSFER	
TAX PAID	
STAMP # <u>36</u>	
\$ <u>34</u> <sup>45</sup>	
<u>Shirley K. Henry, Day</u>	
RECORDER	
DATE <u>5-15-87</u>	COUNTY <u>Madison</u>

C.C. 2290

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MD ☒  
REC ☒  
PAGE ☒

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00

Buyer agrees to assume and pay the FHA Mortgage on said premises  
and hold Seller harmless therefrom.

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  
described premises.

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.

Signed this 15<sup>th</sup> day of May, 1987

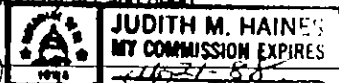
STATE OF Iowa  
Dallas COUNTY, ss:  
On this 15<sup>th</sup> day of May, 1987, before  
me, the undersigned, a Notary Public in and for said State, personally  
appeared Fred L. Carter

Fred L. Carter  
Fred L. Carter

R.R. #2, Adel, Iowa

(Grantor's address)

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.



Judith M. Haines, Notary Public in and for the State of Iowa