

IOWA STATE BAR ASSOCIATION
(Trade-Mark Registered, State of Iowa, 1967)

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



WARRANTY DEED

Know All Men by These Presents: That GARY W. PATIENCE and MONICA L. PATIENCE, husband and wife,

_____ in consideration of the sum of ----One Hundred Forty Thousand Dollars and no/100ths ----- in hand paid do hereby Convey unto ROBERT T. BROWN

Grantees' Address: _____
the following described real estate, situated in Madison County, Iowa, to-wit:

The West Fractional Half (½) of the Southwest Quarter (¼), and the Southeast Quarter (¼) of the Southwest Quarter (¼), and the West 10 Acres of the Northeast Quarter (¼) of the Southwest Quarter (¼), all in Section Eighteen (18), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, excepting therefrom a parcel of land described as follows: Commencing at the South Quarter corner of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th p.m., Madison County, Iowa; thence along the south line of said Southwest Quarter on an assumed bearing of North 90°00'00" West a distance of 1072.34 feet to the Point of Beginning, thence continuing North 90°00'00" West 369.63 feet; thence North 01°52'53" West 215.68 feet; thence North 88°41'20" East 370.29 feet; thence South 01°39'55" East 224.13 feet to the Point of Beginning, containing 1.867 acres, more or less, including public road, and 1.587 acres, more or less, excluding public road.

This Deed is given in fulfillment of a Real Estate Contract filed of record July 20, 1982, in Book 116, Page 126, in the Office of the Recorder of Madison County, Iowa.

FILED NO. 1020
BOOK 123 PAGE 738

1987 DEC -9 AM 8:13

Fee \$5.00
Trans. \$5.00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

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 12th day of November, 19 87.

STATE OF IOWA
MADISON COUNTY,

ss:

Gary Patience
(Gary W. Patience)

Monica Patience
(Monica L. Patience)

On this 12th day of November, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary W. Patience and Monica L. Patience

R. R. 1, Earlham, IA 50072
(Grantor's address)

to the best of my knowledge and belief the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Manuel H. Whalen
Notary Public in and for the State of Iowa

REAL ESTATE TRANSFER
TAX PAID 17
STAMP # 45
\$ 153
Mary E. Welty
RECORDER
DATE 12-9-87 Madison
101 WARRANTY DEED
This Printing May, 1986

Please type or print names under signature as per Sec. 339.2 Code of Iowa