

REAL ESTATE TRANSFER
 TAX PAID 12
 STAMP #
 \$ 11.55
Shirley H. Henry, Jr.
 RECORDER
12-9-88 Madison
 DATE COUNTY

COMPUTER

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FILED NO. _____
 BOOK 54 PAGE 623

IND.
 REC.
 PAGE

1988 DEC -9 AM 10:14

MARY E. WELTY
 RECORDER
 MADISON COUNTY IOWA

Fee \$5.00
 Transfer \$5.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of one Dollar(s) and other valuable consideration, Francis E. Hagen and Donna F. Hagen, husband and wife

do hereby Convey to Sherri D. Broadbent and Greg Broadbent, a/ka Greg S. Broadbent

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

Lots One (1), Two (2) in Block Eight (8) in the Town of Bevington, Madison County, Iowa.

Subject to easements of record.

This Deed is given in fulfillment and compliance with a contract of sale recorded in Book 53 at Page 332 in the office of the Madison County recorder, and covenants herein extend to date of said contract only.

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:
WARREN COUNTY,

Dated: 12-7-88

On this 7 day of December, 1988, before me the undersigned, a Notary Public in and for said State, personally appeared Francis E. Hagen and Donna F. Hagen

Francis E. Hagen (Grantor)

Donna F. Hagen (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.

Nancy K. D. [Signature] Notary Public

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

Please type or print names under signatures as per Sec 335.2 Code of Iowa