

REAL ESTATE TRANSFER	
TAX PAID <u>12</u>	
STAMP #	
<u>\$10.45</u>	
<u>Mary E. Welty</u>	
RECORDER	
<u>4-7-90</u>	<u>Madison</u>
DATE	COUNTY

COMPTON

FILED NO. 2236
BOOK 55 PAGE 733
90 MAY -7 PH 1:58

IND
REC
PAGE
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00
Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of TEN THOUSAND ----- (\$10,000.00)
Dollar(s) and other valuable consideration, Dean Brooks and Dorothy Brooks, Husband and Wife,

do hereby Convey to Grant Llewellyn and and Audrey Llewellyn

the following described real estate in Madison County, Iowa:

The East Half (E $\frac{1}{2}$) of Lot Three (3) in the Southwest Section
of the original Town of St. Charles, Madison County, Iowa.

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:
MADISON COUNTY,

Dated: 4-13-90

On this 13 day of April,
19 90, before me, the undersigned, a Notary Public
in and for said State, personally appeared
Dean Brooks and Dorothy Brooks

Dean Brooks
Dean Brooks (Grantor)

Dorothy Brooks
Dorothy Brooks (Grantor)

to the Notary 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.

Carol Knapp
Notary Public

(Grantor)

(Grantor)

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

NOTARY