

REAL ESTATE TRANSFER
TAX PAID <u>33</u>
\$ <u>275</u> STAMP #
<i>Mary E. Welty</i>
RECORDER
<u>6-26-90</u> <u>Madison</u>
DATE COUNTY

Completed

IND.	<input checked="" type="checkbox"/>
REC.	<input checked="" type="checkbox"/>
PAGE	<input checked="" type="checkbox"/>

FILED NO. 2687
 BOOK 56 PAGE 25
 90 JUN 26 PH 4: 01
 MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA
 Fee \$10.00
 Transfer \$5.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of Three Thousand and no/100- - - - - (\$3,000.00)- -
Dollar(s) and other valuable consideration, Wayne D. Nelson and Darlene E. Nelson, husband and wife

do hereby Convey to Leonard D. Brown and Joan Brown,

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

A tract of land described as commencing at the Northwest corner of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., Madison County, Iowa, running thence South 247 feet, thence East 274 feet, thence North to the North line of said Section Twenty-four (24), thence West along said North line to the point of beginning.

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 NEVADA, ss:
CLARK COUNTY,

Dated: June 12, 1990

On this 12th day of June, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Wayne D. Nelson and Darlene E. Nelson

Wayne D. Nelson
Wayne D. Nelson (Grantor)

Darlene E. Nelson
Darlene E. Nelson (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.

V. Bairbridge
Notary Public

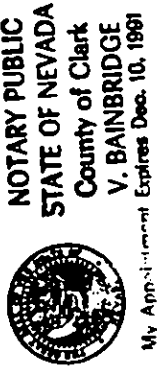
(Grantor)
(Grantor)

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

STATE OF _____ COUNTY,ss:
On this _____ day of _____, 19____ before me, the undersigned, a Notary Public in and for said County and said State, personally appeared _____

STATE OF NEVADA }
COUNTY OF Clark } ss.
On June 12, 1990
personally appeared before me, a Notary Public in and for said County and State, Wayne D. Nelson
Darlene E. Nelson
known to me to be the person g described in and who executed the foregoing instrument, who acknowledged to me that They executed the same freely and voluntarily and for the uses and purposes therein mentioned.

V. Bairbridge
Notary Public



instrument, and acknowledged that _____, Notary Public
COUNTY, ss:
efore me, the undersigned, a Notary _____ and who, being by me duly sworn, did say _____ respectively, instrument was signed (and sealed) _____
ged the execution of said instrument cuted.
_____, Notary Public

WARRANTY DEED
JOINT TENANCY

TO

Entered upon transfer books and for taxation this 26 day of June, 19 90
By S/John Walsh Auditor
Becky McDonald Deputy

Filed for record, indexed and delivered to County Auditor this 26 day of June, 19 90 at 4:01 o'clock P. M., and recorded in Deed Rec. 56 page 25

of Madison County Records.
Recorder's fee \$ 10.00 PAID.
Auditor's fee \$ 5.00 PAID.
By Margie Wilky Recorder
Deputy

WHEN RECORDED RETURN TO

Leonard H. Brown
507 E. Charleston