

REAL ESTATE TRANSFER
TAX PAID 7
STAMP # 35
\$ 52.35
Shirley L. Henry
RECORDER
8-1-90 Madison
DATE COUNTY

IND.
REC.
PAGE

FILED NO. 241
BOOK 56 PAGE 95
90 AUG -1 PH 2:01
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 FORTY-EIGHT THOUSAND AND NO/100----- (\$48,000.00)
Dollar(s) and other valuable consideration, KENARD JAMES COMBS and VERONICA COMBS, Husband
and Wife,

do hereby Convey to JOHN K. FICKES and BRENDA K. FICKES

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

Commencing at a point 290 feet West and 487 feet South of the
Northeast Corner of the Southwest Quarter (¼) of the Southwest
Quarter (¼) of Section Fifteen (15), in Township Seventy-four (74)
North, Range Twenty-six (26) West of the 5th P.M., Madison County,
Iowa, running thence West 147.8 feet, thence South 206 feet, thence
East 147.8 feet, thence North 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 IOWA, ss:
MADISON COUNTY,

Dated: July 26, 1990

On this 26 day of July,
1990, before me the undersigned, a Notary
Public in and for said State, personally appeared
Kenard James Combs and
Veronica Combs

Kenard James Combs
Kenard James Combs (Grantor)

Veronica Combs
Veronica Combs (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.

(Grantor)

Steven R. Weems Notary Public



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