

CC: _____

FILED NO. **924**

BOOK 57 PAGE 109

Fee \$5.00
Transfer \$5.00

91 OCT 1 PM 2:00

MICHELLE UTSLER
RECORDER,
MADISON COUNTY, IOWA
SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of ONE (\$1.00) -----
Dollar(s) and other valuable consideration, JOHN W. PHILLIPS, single,

do hereby Convey to VERNON L. BROOKS and FAITH C. BROOKS, husband and wife,

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

The North Half (1/2) of Lot One (1) and the East Fourteen (14) Feet of the North Half (1/2) of Lot Two (2) in Block Seventeen (17) of the Original Town of Winterset, Madison County, Iowa,

This deed is given for the purpose of conveying Grantor's interest in the above described real estate and one certain real estate contract recorded in Book 54, Page 529 thereof, in the Office of the Madison County, Iowa, Recorder. Grantees assume and agree to pay said contract in accordance with the terms thereof.

This deed is given subject to all rights in easements in favor of the property conveyed herein and subject to legally enforceable restrictions, easements, and reservations of record, if any.

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:
POLK COUNTY,

Dated: 9-26-91

On this 26th day of September,
1991, before me the undersigned, a Notary Public in and for said State, personally appeared John W. Phillips, single,

John W. Phillips (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.

Notary Public

(Grantor)

(Grantor)

(Grantor)

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

ROBERT R. RYDELL
MY COMMISSION EXPIRES
September 15, 1991

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