©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Mark L. Smith	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Chad Black and Sarah Black, 115 S. 4th Street, Patterson, IA 50218

WARRANTY DEED - JOINT TENANCY

For the consideration of ------------$115,000.00-------- Dollar(s) and other valuable consideration,
Cory D. Brown, Single,

_____ do hereby

Convey to Chad Black and Sarah Black

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

Lot Four (4) and the West 54 feet of Lot Three (3) in Block Thirteen (13) in the Town of Patterson, Madison County, Iowa.
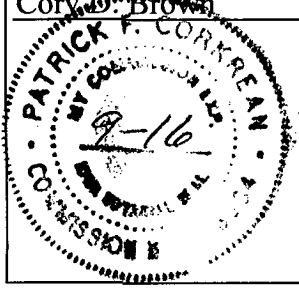
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Dated: 5-14-15

_____   _____
Cory D. Brown   (Grantor)   (Grantor)

STATE OF IOWA , COUNTY OF MADISON ,
This record was acknowledged before me this 14 day of May 2015, by
Cory D. Brown.

_____
Signature of Notary Public

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