



Document 2015 1705

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Date 6/22/2015 Time 8:15:15AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$16.80

Rev Stamp# 176 DOV# 189

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

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Official Form No. 101 - August 2013

Jane E. Rosien, ICIS# AT0006681

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer: Charles William Spencer, 1130 Redwood Avenue, Lorimor, IA 50149



WARRANTY DEED

For the consideration of \$11,000.00-----Dollar(s) and other valuable consideration,
Mark J. Brown and Sandra J. Brown, Husband and Wife,

do hereby

Convey to Charles William Spencer,

the

following described real estate in MADISON County, Iowa:

The East One-half (1/2) of a parcel of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., City of Macksburg, Madison County, Iowa, containing 0.948 acres, as shown in Plat of Survey filed in Book 2, Page 160 on November 20, 1992, in the Office of the Recorder of 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: June 19, 2015

Mark J. Brown

Mark J. Brown

(Grantor)

Sandra J. Brown

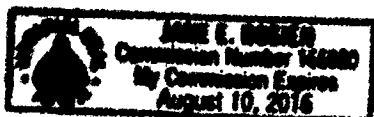
Sandra J. Brown

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 19th day of June, 2015, by Mark J. Brown and Sandra J. Brown

Jane E. Rosien
Signature of Notary Public



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