



Document 2017 1047

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Rev Transfer Tax \$823.20
Rev Stamp# 129

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Clint Hight, 164 Public Square, Box 32, Greenfield, IA 50849, (641) 743-6197

Preparer: Clint Hight, 164 Public Square, Box 32, Greenfield, IA 50849, (641) 743-6197

Taxpayer: Leonard & Ester Pitcock, 1525 170th St., Earlham, IA 50072

\$515,000

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Jack D. Brown and Maria J. Brown**, husband and wife, do hereby Convey to **Leonard D. Pitcock and Esther Pitcock**, husband and wife, as Tenants in Common, the following described real estate in Madison County, Iowa:

The East Half of the Northwest Quarter (E½NW¼) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M. except Parcel B of the Northeast Quarter of the Northwest Quarter (NE¼NW¼) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M. as described in Plat of Survey filed in Book 2013 on Page 1790

NO DECLARATION OF VALUE OR GROUNDWATER HAZARD STATEMENT NECESSARY: DEED GIVEN IN FULFILLMENT OF REAL ESTATE CONTRACT FILED IN BOOK 2013 ON PAGE 2612.

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.

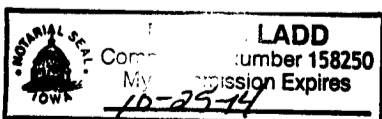
Dated: July 25, 2013

Jack E. Brown
Jack E. Brown (Grantor)

Maria J. Brown
Maria J. Brown (Grantor)

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on July 25, 2013, by Jack E. Brown and Maria J. Brown.



Kara J. Ladd
Notary Public