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Date 4/22/2016 Time 8:02:59AM
Rec Amt \$7.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Mark L. Smith, POB 230, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Loyde F. and Sandra Brown, 2722 - 235th Street, St. Charles, IA 50240

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration, Loyde F. Brown and Sandra Brown, Husband and Wife,

do hereby Convey to
Loyde F. Brown and Sandra Brown,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa: The West Half (W 1/2) of the Southwest Quarter (SW 1/4) and the East Half
(E 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township
Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.

This Deed is given only to correct the manner in which title is held; therefore, no Declaration of Value or
Groundwater Statement is required.

This deed is exempt according to Iowa Code 428A.2(11).

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.

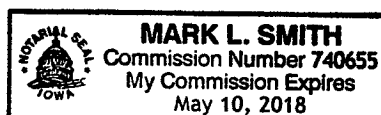
Dated on 4/21/16

Loyde F. Brown
Loyde F. Brown (Grantor)

Sandra Brown
Sandra Brown (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/21/16, by Loyde F. Brown
and Sandra Brown



Mark L. Smith
Signature of Notary Public