

Deed Record, No. 82, Madison County, Iowa

Orrell L. Brooks #1053 Filed for record the 2 day of March
To A. D. 1948 at 9:53 o'clock A. M.

Criss T. & Clara C. Joern

Fee \$.50 **VT**

Wilma M. Wade, Recorder

WARRANTY DEED-VESTING ENTIRE TITLE IN SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That Orrell L Brooks, Single, of City of Des Moines, County of Polk, State of Iowa. in consideration of Ten Thousand Four Hondred and no/100 DOLLARS in hand paid, do hereby grant, bargain and convey and confirm unto Criss T. Joern and Clara C. Joern, as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

The South 80 acres of the Northwest Fractional Quarter of Section 4, in Township 74 North, Range 27, West of the P. M. Iowa.



together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor, of, in or to the same, or any part thereof; subject to -

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and the grantor named herein for her and her heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that she is lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that the said grantor has good right and lawful authority to sell the same, and that she will and her heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding, if any, the exceptions named herein.

IN WITNESS WHEREOF I have hereunto set My hand this 9th day of FEB, A. D. 1948

Orrell L Brooks

CERTIFICATE OF ACKNOWLEDGEMENT-Individual
STATE OF IOWA, County of Polk ss.

On this 9th day of FEB A. D. 1948, before me, F. F. Carhart a Notary Public in and for the County of Polk, State of Iowa, personally appeared Orrell L. Brooks to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

F F Carhart Notary Public
in and for Polk County, Iowa
My Commission Expires July 4, 1948

