

Document 2004 2191

Book 2004 Page 2191 Type 03 01 Pages 1
Date 5/13/2004 Time 1:32 PM
Rec Amt \$11.00 Aud Amt \$5.00
Rev Transfer Tax \$39.20
Rev Stamp# 80 DOV# 192

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THIS 13 DAY OF May 2004
Jan W. et al
Debby Corkean
DEPUTY RECORDER

\$25,000

COMPUTER
RECORDED
COMPARED

Preparer Information LEONARD HARTMAN, 110 NW 2nd St., Stuart, Iowa, 50250 (515) 523-2441
Individual's Name Street Address City Phone



Address Tax Statement: JAMES W. & JOLENE A. ROYSTER
320 NW 7th St., Earlham, Iowa, 50072

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of ONE (\$1.00)
Dollar(s) and other valuable consideration,
HARRIETT ANNE REMINGTON, single

do hereby Convey to
JAMES W. ROYSTER and JOLENE A. ROYSTER, husband and wife,

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

Lot One (1) of Remington Acres Subdivision, a part of the South-
east Quarter (SE $\frac{1}{4}$) of Section Thirty-one (31), in Township Seventy-
six (76) North, Range Twenty-nine (29), West of the 5th P.M.,
Madison County, Iowa.

This Plat of Remington Acres is shown in Book 2001, Page 57511 A.

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.

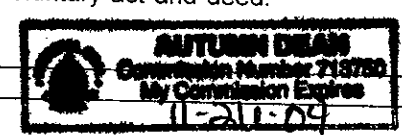
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or
plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA, Dated: 12 May 2004 2004

ss: GUTHRIE COUNTY,
On this 12 day of May 2004, before me, the undersigned a Notary
Public in and for said State, personally appeared
HARRIETT ANNE REMINGTON,
single

Harriett Anne Remington
HARRIETT ANNE REMINGTON (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.



Autumn Dean
Notary Public (Grantor)

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