

Book 2004 Page 4594 Type 03 01 Pages 1
Date 9/29/2004 Time 11:50 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$111.20
Rev Stamp# 365 DOV# 467

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

G. Stephen Walters ISBA # 05813

29 Sept 2004
Jan Welch
Debby Corkran

RETURN TO: THORNTON -

COMPUTER
RECORDED
COMPARED

Preparer Information
ISBA

G. Stephen Walters, PO BOX 230, Winterset, IA 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone



Address Tax Statement : Chad Thornton and Jennis Thornton
\$ 70,000.00 1602 Ironwood Trail, Earlham, IA 50072

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of Seventy thousand
Dollar(s) and other valuable consideration,
Thomas J. Stewart and Donette K. Stewart, husband and wife

do hereby Convey to
Chad Thornton and Jennis Thornton, 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:

The West Half (1/2) of the following described property: A tract of land located in the Northwest Quarter (1/4) of the
Southwest Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-six (76) North, Range Twenty-six (26) West of
the 5th P.M., Madison County Iowa, described as follows: commencing at the Northeast corner of Block Five (5) of the
Original Town of Patterson, Madison County, Iowa, running thence North 40 feet to the North line of the street, thence
South 83°42' West along the North line of the street 330 feet to the Southeast corner of parcel, thence continuing South
83°42' West 132 feet, thence North 132 feet, thence North 83°42' East 132 feet, thence South 132 feet to the Southeast
corner of said parcel.



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 Indiana
Hamilton COUNTY,
On this 24 day of September
2004, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Thomas J. Stewart and Donette K. Stewart

Dated: 9-24-04
Thomas J. Stewart (Grantor)
Donette K. Stewart (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. (Grantor)

Jennifer R. Curry (Grantor)
Notary Public

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