

Book 2004 Page 5581 Type 03 01 Pages 1
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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$26.40
Rev Stamp# 476

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

29 November 2004
Jean Welch

C
COMPUTER RECORDED
COMPARED

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, (515) 462-3731

Individual's Name Street Address City Phone

Address Tax Statement: John Fagan and Nancy Fagan PO 138
107 N. West, Macksburg, IA 50155

SPACE ABOVE THIS LINE FOR RECORDER



\$17,000

WARRANTY DEED - JOINT TENANCY

For the consideration of Seventeen thousand
Dollar(s) and other valuable consideration,
Glen Hilton and Laura Hilton, husband and wife

do hereby Convey to
John Fagan and Nancy Fagan

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

Lots 78 and 79 of the Original Town of Macksburg, Madison County, Iowa

This deed is given in satisfaction of a real estate contract recorded in Book 63, Page 554 in the Recorder's office of Madison County, Iowa. Therefore no Declaration of Value or Ground Water Statement is required.

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: 11-10-04

MADISON COUNTY, ss:

On this 10th day of November
2004, before me, the undersigned, a Notary Public in and for said State, personally appeared
Glen Hilton and Laura Hilton

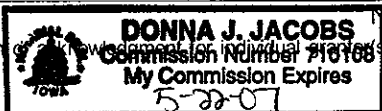
Glen A Hilton
Glen Hilton (Grantor)

Laura Hilton
Laura/Hilton (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.

Donna J. Jacobs

(This form is for use by Notary Publics only)



(Grantor)

(Grantor)