

REAL ESTATE TRANSFER TAX PAID <u>27</u> STAMP # \$ <u>164.00</u> <u>Michelle Utaler</u> RECORDER <u>8-13-02</u> <u>Madison</u> DATE COUNTY

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

FILED NO. 003963
BOOK 2002 PAGE 3963
2002 AUG 13 PM 3:31
(3:31 PM)
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912

Individual's Name

Street Address

City

Phone

Address Tax Statement : Donald R. Hixson and Kimberly A. Hixson
1907 N. Nevada, Street, Colorado Springs, CO 80907SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Three Thousand and 00/100----- (\$103,000.00)
Dollar(s) and other valuable consideration,
GLENDA BORTELL CHATEAUVERT ACKLEY and NORMAN R. ACKLEY, Wife and Husband

do hereby Convey to

DONALD R. HIXSON and KIMBERLY A. HIXSON, Husband and Wifeas Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:The East Half (1/2) of the West Two-thirds (2/3) of Lot One (1) in Block Twenty-three (23) of the Original Town of
Winterset, Madison County, Iowa

GLENDA BORTELL CHATEAUVERT ACKLEY formerly known as GLENDA BORTELL CHATEAUVERT

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 MONTANADated: July 24, 2002

SS:

Hathead

COUNTY,

On this 24 day of July2002, before me, the undersigned, a Notary Public in and for said State, personally appeared
Glenda Bortell Chateauvert Ackley and Norman R. AckleyGlenda Bortell Chateauvert Ackley (Grantor)Norman R. Ackley (Grantor)

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

Jennifer Wheeler
Jennifer Wheeler
Residing at Kalispell
(This form of acknowledgment for individual grantors)
My Commission Expires 4/1/2005

