

FILED NO. **002964**

BOOK **2003** PAGE **2964**

2003 MAY 20 PM 4:22

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

COMPUTER
RECORDED
COMPARED

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information

Lewis H. Jordan, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

Address Tax Statement : **Arlouine C. Hoskins, 606 West Main Street, St. Charles, IA 50240**

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE and no/100-----(\$1.00)-----
Dollar(s) and other valuable consideration,
Arlouine C. Hoskins, Single

do hereby Convey to
Arlouine C. Hoskins and Carolyn Read

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

Lot Two (2) in Block Two (2) of Sowders Addition to the Town of St. Charles, Madison County, Iowa

The consideration for this transaction is less than Five Hundred Dollars (\$500.00); therefore, no Declaration of Value or Groundwater 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 TEXAS

Dated: April 28, 2003

ss:

On this 6 day of May,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared
Arlouine C. Hoskins

Arlouine C. Hoskins
Arlouine C. Hoskins (Grantor)

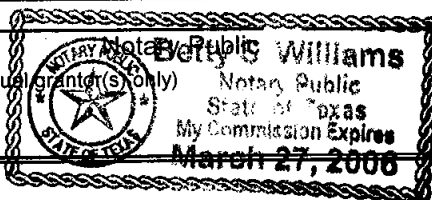
(Grantor)

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)

Betty S. Williams

(Grantor)



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