

FILED NO. **3946**

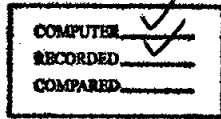
BOOK **2003** PAGE **3946**

2003 JUL -7 PM 1:13

1:13 pm

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ **5.18**
AUD \$ **5.18**
R.M.F. \$ **5.18**



Preparer Information **Richard J. Murphy, 116 W. Jefferson, PO Box 338, Osceola, IA 50213, (641) 342-2712**

Individual's Name

Street Address

City

Phone



Address Tax Statement: **Jean Wickett**
504 Knotts Street, New Virginia, IA 50210

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Cynthia A. Hibdon, single,

do hereby Convey to
Jean Wickett

the following described real estate in Madison County, Iowa:

Commencing at the Northwest corner of the South Eighty (80) acres of the North One Hundred Sixty (160) acres of the Fractional West Half (W1/2) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence East Two Hundred Ninety-seven (297) feet South Six Hundred Forty-two (642) feet thence West Two Hundred Ninety-seven (297) feet thence North Six Hundred Forty-two (642) feet to the point of beginning subject to easements of previous conveyances for highway purposes.

This Deed given between parent and child as a gift without actual consideration. No transfer tax 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: June 9, 2003

CLARKE COUNTY,
On this 9th day of March June,
2003, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Cynthia A. Hibdon

SS:

Cynthia A. Hibdon
Cynthia A. Hibdon (Grantor)

(Grantor)

(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.

Jacquelyn S. Baumfalk
Notary Public

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

