

2003 AUG 18 PM 2: 01

AFTER RECORDING RETURN TO:
Nathan Hilton
108 1/2 W. Court
Winterset, IA 50273

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

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA
SPACE ABOVE THIS

Preparer Information: All State Realty, 100 8th Street, SE, Suite B, Altoona, IA 50009 (515) 967-6030



\$ 95,500.00

COMPUTER RECORDED COMPARED

LINE FOR RECORDER

WARRANTY DEED

For the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION
Dollar(s) and other valuable consideration, Elzara Harriet Kent, Widowed

do hereby Convey to Nathan Hilton and Alyssa Hilton husband and wife as joint tenants with full rights
of survivorship and not tenants in common.

the following described real estate in Madison County, Iowa:

Lot Seven (7) of Fourth Avenue Place, an Addition to the Town of Winterset, Madison County, Iowa, and a tract of land described as follows, to-wit: Commencing at a point 195 feet West of the Southeast corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, said point being the Southwest corner of said Lot Seven (7), running thence North 93 feet to the Northwest corner of said Lot Seven (7), thence West 36 feet, thence South 93 feet to the South line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 36 feet to the point of beginning.



Subject to and together with any and all easements, covenants and restrictions of record.

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 ss: Dated: 8-10-2003
MADISON POLK County,

On this 10 day of August 03, 2003, before me, the undersigned a Notary Public in and for said State, personally appeared Elzara Harriet Kent, Widowed

Elzara Harriet Kent (Grantor)
(Grantor)
(Grantor)
(Grantor)

to be 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.

[Signature] Notary Public
(This form of acknowledgment for individual grantor(s) only)

REAL ESTATE TRANSFER
TAX PAID 27
STAMP #
\$ 152.00
Michelle Utsler
RECORDER
818-03 MADISON
DATE COUNTY