

5849

FILED NO.

BOOK 2003 PAGE 5849

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 5.00  
1800 01

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

2003 SEP 30 PM 2:39  
(2:39 PM)

HICKLUTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

Individual's Name

Street Address

City

Phone

Address Tax Statement : Michael and Angelica Hamilton  
2487 321st Lane, Peru, IA 50222

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ONE  
Dollar(s) and other valuable consideration,  
CARL MILLER and MARY MILLER, Husband and Wife,

do hereby Convey to  
MICHAEL HAMILTON and ANGELICA H. HAMILTON,

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

Parcel "A" - Part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 28, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southwest Corner of the Northeast 1/4 of said Section 28; thence N 00 degrees 07 minutes 01 seconds W a distance of 484.22'; thence N 89 degrees 50 minutes 26 seconds E a distance of 432.41'; thence S 04 degrees 09 minutes 59 seconds E a distance of 485.41'; thence S 89 degrees 50 minutes 26 seconds W a distance of 466.69'; to the point of beginning, containing 5.00 Acres of land including 0.35 Acres of County Road Right of Way.

The consideration for this Deed is less than \$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 IOWA

Dated: Sept. 24, 2003

MADISON COUNTY,

ss:

On this 24 day of Sept,  
before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Carl Miller and Mary Miller

Carl Miller (Grantor)

Mary Miller (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)

Jerrold B. Oliver

(Grantor)

(This form of acknowledgment for individual grantors only)

