

FILED NO. 5840

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RECORDER

MADISON COUNTY, IOWA

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Preparer Information JEFFREY G. FLAGG, ATTY, 2716 GRAND AV, DES MOINES, IA 50312, (515) 243-5244

Individual's Name Street Address City Phone

Address Tax Statement : Floyd D. & Dawn R. Jackson, 135 N. McKinley, Truro, IA 50257 **SPACE ABOVE THIS LINE FOR RECORDER**



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00)
Dollar(s) and other valuable consideration,
Larry D. Smith and Elizabeth Ann Smith, husband and wife,

do hereby Convey to
Floyd D. Jackson and Dawn R. Jackson, husband and wife,

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

That part of the Southeast Quarter of the Southwest Quarter, Section 15, Township 74 North, Range 26 West of the Fifth Principal Meridian, City of Truro, Madison County, Iowa, described as follows: Commencing at the South Quarter corner of said Section 15; thence on an assumed bearing of South 86 degrees 26 minutes 45 seconds West along the south line of the Southeast Quarter of the Southwest Quarter of said Section 15 a distance of 214.70 feet to the point of beginning; thence continuing South 86 degrees 26 minutes 45 seconds West along said south line 219.90 feet; thence North 00 degrees 02 minutes 10 seconds East 270.53 feet; thence North 86 degrees 26 minutes 45 seconds East 223.31 feet; thence South 00 degrees 45 minutes 20 seconds West 270.77 feet to the south line of the Southeast Quarter of the Southwest Quarter of said Section 15 and the point of beginning.

Said tract contains 1.37 acres and is subject to a City of Truro Street Easement over the southerly 0.17 acres thereof.

(This deed is given to correct and replace the Warranty Deed-Joint Tenancy between the parties dated July 8, 2003 and recorded in Book 2003 at Page 4268 in the records of the Madison County Recorder)

(Consideration less than \$500.00)

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: September 2003.

Madison COUNTY, ss: [Signature]

On this 29 day of September, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Larry D. Smith (Grantor)

Larry D. Smith and Elizabeth Ann Smith, husband and wife

Elizabeth Ann Smith (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)

[Signature] (Grantor)



Notary Public (Grantor)

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