

Document 2005 2581

Book 2005 Page 2581 Type 03 001 Pages 2
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RECEIVED FOR RECORDING
THE DAY OF *June 2005*
John Decker
Debbie Corkran

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

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



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Nicholas and Cheyenne Johnston
2919 Homestead
Lorimor, IA 50149

Return Document To: (Name and complete address)

✓ Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Floyd W. Smith
Margaret Kay Smith

Grantees:

Nicholas Donald Johnston
Cheyenne Rene' Johnston

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration,
Floyd W. Smith and Margaret Kay Smith, Husband and Wife

do hereby Convey to
Nicholas Donald Johnston and Cheyenne Rene' Johnston

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

The East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7) and the West Three-fourths (3/4) of the North Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eight (8) all in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

The consideration for this deed is less than \$500.00. Therefore no Declaration of Value or Ground Water 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,
COUNTY OF MADISON

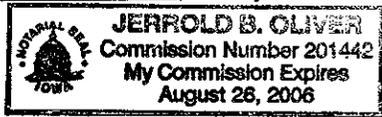
Dated: June 1, 2005

This instrument was acknowledged before me on June 1, 2005
by Floyd W. Smith and Margaret Kay Smith

Floyd W. Smith
Floyd W. Smith (Grantor)

Margaret Kay Smith
Margaret Kay Smith (Grantor)

Jerrold B. Oliver
Notary Public



(Grantor)

(Grantor)

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