

Document 2005 2236

Book 2005 Page 2236 Type 03 001 Pages 2
Date 5/16/2005 Time 3:59 PM
Rec Amt \$12.00 Aud Amt \$5.00

ENTERED FOR TAXATION:
THIS 16 DAY OF May 2005
Jan Walsh
Debby 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)

✓ G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Ralph Breakenridge
102 W. North Street, Macksburg, IA 50155

Return Document To: (Name and complete address)

P.O. Box 230, Winterset, IA 50273

Grantors:

Ralph Breakenridge
Georgena Breakenridge

Grantees:

Ralph Breakenridge
Georgena Breakenridge

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of None
Dollar(s) and other valuable consideration,
Ralph Breakenridge and Georgena Breakenridge, Husband and Wife

do hereby Convey to
Ralph Breakenridge and Georgena Breakenridge.

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

Lot Number Twenty-four (24) in the Original Plat of the Town of Macksburg, Iowa.

This is a deed between a husband and a wife without actual consideration.

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: May 16, 2005

This instrument was acknowledged before me on
May 16, 2005
by Ralph Breakenridge and Georgena Breakenridge

Ralph Breakenridge
Ralph Breakenridge (Grantor)

Georgena Breakenridge
Georgena Breakenridge (Grantor)

Kim Leonard
Notary Public



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

(Grantor)

(Grantor)