

Book 2007 Page 2793 Type 03 001 Pages 2
Date 7/13/2007 Time 12:51 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$46.40
Rev Stamp# 276 DOV# 287
LISA SMITH, COUNTY RECORDER
MADISON IOWA

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Return To: Eugene A. Carpenter and LuAnn Carpenter, 2150 205th Ave., Manchester, IA 50257

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

Taxpayer: Eugene A. Carpenter and LuAnn Carpenter, 2150 205th Ave., Manchester, IA 50257



\$29,500.00

WARRANTY DEED - JOINT TENANCY

For the consideration of \$29,500.00 Dollar(s) and other valuable consideration, Michael W. Hamilton and Angelica H. Hamilton, Husband and Wife

do hereby convey to Eugene A. Carpenter and LuAnn Carpenter

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

See I in Addendum

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.

Michael W. Hamilton

Michael W. Hamilton (Grantor)

Dated: 7/2/07

Angelica H. Hamilton

Angelica H. Hamilton (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 7-2-07, by Michael W. Hamilton and Angelica H. Hamilton, Husband and Wife

Carol E. Landis

, Notary Public



Addendum

1. Part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.49 acres, as shown in Plat of Survey filed in Book 2003, Page 1459 on March 14, 2003, in the Office of the Recorder of Madison County, Iowa.

