

Document 2007 2966

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Date 7/31/2007 Time 1:25 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$101.60

Rev Stamp# 296 DOV# 309

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

✓ **Return To:** Todd Nielson, Kenyon & Nielson, 211 North Maple, Creston, IA 50801

Preparer: Jerrold Wanek, 835 Insurance Exchange Building, 505 Fifth Ave., Des Moines, IA 50309, (515) 243-1249

Taxpayer: David L. Hughes and Ann M. Hughes, 303 West North Street, Macksburg, IA 50155

#63,600.00

#890198

WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100 Dollar(s) and other valuable consideration, Delores Peckham a/k/a Delores M. Peckham, widowed and not remarried do hereby Convey to David L. Hughes and Ann M. Hughes, 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:

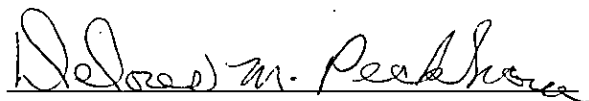
A tract of land described as follows, to wit: Commencing at a point 39 rods West of the Northeast Corner of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence South 16 rods, thence West 3 rods, thence North 16 rods, thence East 3 rods to the place of beginning.

Wherever in the chain of title the names John Peckham, John W. Peckham and John William Peckham appear, they refer to my husband, now deceased who is one and the same person.

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.

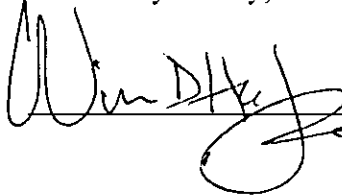
Dated: July 20, 2007



Delores M. Peckham (Grantor)

STATE OF IOWA, COUNTY OF UNION

This instrument was acknowledged before me on 20th day of July, 2007, by Delores M. Peckham, widowed and not remarried.



Notary Public

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

NOTARIAL SEAL IOWA
WILLIAM D. HUFFORD
Commission No. 720187
My Commission Expires
December 31, 2008