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LISA SMITH, COUNTY RECORDER  
MADISON IOWA



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Mary Hughes, 214 East Court, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Grantors:**

Mary Hughes

**Grantees:**

Mary Hughes

Anthony Keith Hughes

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of Gift to Son Dollar(s) and other valuable consideration,  
Mary Hughes, an unmarried person

do hereby Convey to  
Mary Hughes and Anthony Keith Hughes,

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

Lot Three (3) in Block Twenty-six (26) of the Original Town of Winterset, Madison County, Iowa.

This is a Warranty Deed from a mother to her child, 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.

Mary Hughes  
Mary Hughes (Grantor)

Dated: September 4, 2007

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 4, 2007, by Mary Hughes

G. Stephen Walters  
G. Stephen Walters, Notary Public

