

1269

COMPUTER FILED NO. _____
RECORDED BOOK 62 PAGE 701
COMPARED 98 SEP 17 PH 2: 10
REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
(515) 758-2267

Preparer Information Dean R. Nelson, P.O. Box 370, Earlham, IA 50072
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---One
Dollar(s) and other valuable consideration,
RUTH HART and A. D. HART, wife and husband,

do hereby Convey to
RUTH HART and A. D. HART, wife and husband,

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), Block Fifteen (15) of the West Addition of the Town of Winterset,
Madison County, Iowa.

This is a conveyance between wife and husband for the private partition of property
and for monetary consideration of less than \$500.00; therefore, this transfer is
exempt from the Iowa real estate transfer tax and declaration of value and ground-
water hazard statement filing requirements.

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 Dated: September 10, 1998

MADISON COUNTY, ss:

On this 10th day of September,
19 98, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ruth Hart and A. D. Hart

Ruth Hart
(Ruth Hart) (Grantor)

A. D. Hart
(A. D. Hart) (Grantor)

to me known to be the identical persons named in
and she executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

(Grantor)

Dean R. Nelson
(Dean R. Nelson)

(Grantor)

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