THE IOWA STATE BAR ASSOCIATION Official Form No. 103

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

REAL ESTATE TRANSFER
TAX PAID 29

\$ 108

COMPARED

REC SO MICHELLE UTSLER
RECORDER

MADISON COUNTY.IOWA

働

WARRANTY DEED -- JOINT TENANCY

SPACE ABOVE THIS LINE FOR RECORDER

For the consideration of Sixty reight Thousand and no/100 (\$68,000.00) - -
Dollar(s) and other valuable consideration, Pauline J. Hill, single

do hereby Convey to Vernon Goodwin and Hazel Goodwin, 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, lowa:

Commencing at a point 26 and 1/6 rods West of the Southeast corner of the West 12 acres of the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., and running thence North 12 rods, thence West to the East line of the West 3 1/2 acres of the North 36 rods and 8 feet of said South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence South 12 rods, thence East to the Place of Bginning, in Madison County, Iowa,

STATE OF IOWA)

) SS

MADISON COUNTY)

On this 16th day of October, A.D. 1992, before me, a Notary Public, personally appeared De Ann R. Todden to me known to be the person who executed the foregoing instrument in behalf of Pauline J. Hill, and acknowledged that that person executed the same as the voluntary act and deed of said Pauline J. Hill.

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<u>eonard M. Flander.</u>

Rotary Public in the State of Iowa

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: October 16 STATE OF _ .COUNTY. $_$ day of $_$ _, before me the undersigned, a Notary Pauline J. Hill Public in and for said State, personally appeared (Grantor) Todden, (Grantor) to me known to be the identical persons named in and who Power of Attorney executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and (Grantor) deed. (Grantor) **Notary Public**

5 The lows State 8ar Association This Printing November, 1991

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

103 WARRANTY DEED Revised September, 1988