

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER TAX PAID	
STAMP # <u>16</u>	
\$ <u>31.20</u>	
RECORDER <u>[Signature]</u>	DATE <u>5-10-94</u>
COUNTY <u>Madison</u>	

COM.
REC.
CON.

FILED NO. 3113
BOOK 59 PAGE 234
94 MAY 10 PM 2:32
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ---Twenty Thousand
Dollar(s) and other valuable consideration,
FAY S. HUNTER and WILLIAM W. HUNTER, wife and husband,

do hereby Convey to
KENNETH M. FLAHERTY and SUSAN M. FLAHERTY, 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:

Lots One (1), Two (2), Three (3), and Four (4) in Block Two (2), of Johnson's
Addition to the Town of Earlham, Madison County, 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.

STATE OF IOWA

Dated: 5 May, 1994

MADISON COUNTY, ss:

On this 5 day of May,
1994, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Fay S. Hunter and William W. Hunter

[Signature]
(Fay S. Hunter) (Grantor)

[Signature]
(William W. Hunter) (Grantor)

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

[Signature]
Robert J. Kress
Notary Public (Grantor)

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