

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA# 04132 Jordan, Oliver & Walters  
Winterset, Iowa

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

COMPUTER   
RECORDED   
COMPARED

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

FILED NO. 359  
BOOK 59 PAGE 450  
94 AUG -3 PM 1:42  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ONE AND NO/100----- (\$1.00)  
Dollar(s) and other valuable consideration,  
DONALD HAMPTON THOMAS and MURIEL JEAN THOMAS, Husband and Wife,

do hereby Convey to  
DONALD HAMPTON THOMAS and MURIEL JEAN THOMAS

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

Lot One (1) of Honor's Acres Second Addition to the Town of  
Winterset, Madison County, Iowa.

This is a deed between husband and wife without actual  
consideration; therefore, no declaration of value or groundwater  
hazard statement is required.

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, ss:  
MADISON COUNTY,  
On this 2nd day of August,  
199 4, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Donald Hampton Thomas and  
Muriel Jean Thomas

Dated: August 2, 1994  
Donald Hampton Thomas (Grantor)  
Muriel Jean Thomas (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.

Julia A. Snyder  
Notary Public  
(This form of acknowledgment for individual grantor(s) only)

(Grantor)  
(Grantor)