46

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

# WARRANTY DEED – JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That _____ Bernal L. Haynes and Mamie Haynes, both divorced and unremarried _____

_____ in consideration of the sum of

One Dollar and Other Valuable Consideration

in hand paid do hereby Convey unto _____ Jack R. Daniels and Diane Daniels, husband and wife,

Address of Grantees: __Madison County, Iowa__

As Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate, situated in _____ Madison _____ County, Iowa, to-wit:

Lot One (1) in Block Three (3) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa.
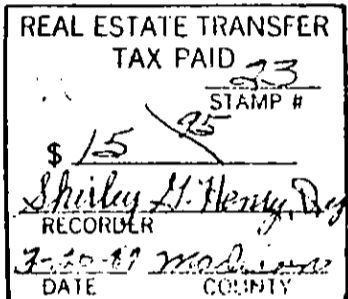
Compared

Fee  $5.00
Transfer  $5.00

FILED NO. **1869**
BOOK 53 PAGE 460

1987 MAR 20 AM 10: 30

IND __✓__
REC __✓__
PAGE __✓__

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

REAL ESTATE TRANSFER
TAX PAID 53
STAMP #
$ 15
_Shirley H. Henry_ Dep
RECORDER
3-20-87 Madison
DATE    COUNTY

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this __19th__ day of __March__, 19 _87_.

STATE OF _____ IOWA _____

COUNTY OF _____ MADISON _____

On this __19th__ day of _____ March _____, A. D. 19 _87_, before me the undersigned, a Notary Public in and for said County and said State, personally appeared _Bernal L. Haynes and Mamie Haynes,_ both divorced and unremarried

_Bernal L. Haynes_
BERNAL L. HAYNES

_Mamie Haynes_
MAMIE HAYNES

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.

_Deborah Kay Crowell_

_____, Notary Public in and for said County and said State.

Madison County, Iowa

Address of Grantors