

WARRANTY DEED - JOINT TENANCY

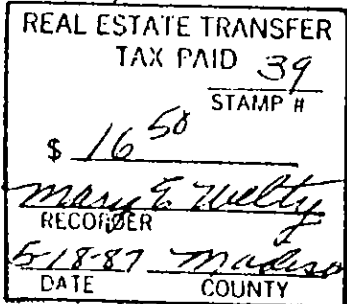
KNOW ALL MEN BY THESE PRESENTS: That RHONNA LOUISE GIDEON and ROBERT ROYCE GIDEON, JR.,
Wife and Husband

_____ in consideration of the sum of
FIFTEEN THOUSAND FIVE HUNDRED AND NO/100----- (\$15,500.00) DOLLARS
in hand paid do hereby Convey unto DALE ROBERT KITNER and BERNICE LAURA KITNER

Address of Grantees: R.R. #1, Box 57A, Truro, Iowa 50257

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:

Lots Five (5) and Six (6) in Block Two (2) of the Original Town
of Truro, Madison County, Iowa.



Compared

Compared

FILED NO. 2301
BOOK 53 PAGE 537

1987 MAY 18 PM 4:29

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$10.00
Transfer \$5.00

BY
RC
C:

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 30th day of APRIL, 19 87.

STATE OF IOWA

COUNTY OF MADISON

On this _____ day of _____, A. D.
19 87, before me the undersigned, a Notary Public in
and for said County and said State, personally appeared
Rhonna Louise Gideon and
Robert Royce Gideon, Jr.

Rhonna Louise Gideon
Rhonna Louise Gideon
Robert Royce Gideon, Jr.
Robert Royce Gideon, Jr.

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.

Gary L. Dwyer



Address of Grantors

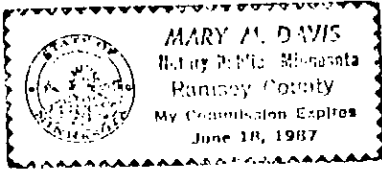
_____, Notary Public in and for said County and said State.

FILED
MAY 18 1987
MADISON COUNTY, IOWA

MINNESOTA
STATE OF IOWA, RAMSEY COUNTY, ss:

On this 30th day of April, A.D. 19 87, before me,

the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert Royce Gideon, Jr., to me known to be the person named in and who executed the foregoing instrument, and acknowledged that (he) (she) executed the same as (his) (her) voluntary act and deed.



Mary M. Davis
Notary Public in and for said State.

IOWA STATE BAR ASSOCIATION
Official Form No. 173 (Trade-Mark Registered, State of Iowa, 1987)
This Printing January, 1986

(Section 558.39, Code of Iowa)

Acknowledgment: For use in case of natural persons acting in their own right

that they are the _____ and _____ respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (and (the seal affixed thereto is the seal of said) sealed) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for said County and said State

CAUTION TO THE PURCHASERS OR GRANTEEES: YOUR LAWYER WILL CAREFULLY CONSIDER AND EXPLAIN TO YOU, AS PURCHASERS, OR GRANTEEES: WHETHER THIS DEED IS, FOR YOU, A DESIRABLE METHOD OF FAMILY PROPERTY HOLDING; ESPECIALLY IN A SITUATION WHICH INVOLVES A SECOND MARRIAGE, OR WHERE THERE IS A MARRIAGE WITHOUT CHILDREN, OR WHERE THE JOINT TENANTS ARE NOT HUSBAND AND WIFE. WHETHER, BECAUSE OF THE EASY AND SOMETIMES UNCONSCIOUS DESTRUCTION OF JOINT TENANCIES, YOU MAY NEED TO REINFORCE THIS TRANSACTION WITH A WILL, OR WILLS. WHETHER, TO PROTECT YOUR TAX RIGHTS YOU SHOULD TIMELY FILE A FEDERAL GIFT TAX RETURN. WHETHER A JOINT TENANCY MAY UNNECESSARILY INCREASE ATTORNEY'S FEES FOR YOUR ESTATE. WHETHER, IN CONNECTION WITH YOUR OTHER PROPERTY HOLDINGS, REAL AND PERSONAL, THIS KIND OF A DEED IS DESIRABLE ESTATE PLANNING FOR YOU. WHETHER YOU WISH TO KEEP LONG TERM RECORDS AS TO SOURCE OF MONEY, REDUCTION OF INDEBTEDNESS, ETC. WHETHER FROM MANY OTHER FACTS AND YOUR PERSONAL BACKGROUND, A JOINT TENANCY IS, FOR YOU, DESIRABLE.

2301

Warranty Deed
Joint Tenancy

TO

Entered upon transfer books and for taxation is _____ day of May, 19 87
H. C. Gideon Auditor
J. C. Gideon Deputy

Filed for record, indexed and delivered to county Auditor this 18 day of May, 1987

4:29 o'clock P. M., and recorded in book 53 of Deeds, page 537

Madison County Records.
Recorder's and Auditor's fee \$ 6.00 PAID.
Mary E. Welby Recorder
Deputy

WHEN RECORDED RETURN TO

M. M.