



WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That KENNETH J. RUTH and MABEL A. RUTH,
husband and wife,

_____ in consideration of the sum of
---Eighteen Thousand Dollars and no/100ths---
in hand paid do hereby Convey unto JAMES W. WILCOXON and BEATRICE J. WILCOXON,
husband and wife,

Address of Grantees: R. R. 3, Box 128, Charleston, Illinois 61920

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:

A tract of land commencing 256 feet North of the South-
west corner of Section Fifteen (15) in Township Seventy-
six (76) North, Range Twenty-nine (29) West of the 5th
P.M., Madison County, Iowa, running thence East 110 feet,
thence North 283 feet, thence West 110 feet, thence
South 283 feet to the point of beginning.

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>9</u>
\$ <u>19.25</u>
<u>Mary E. Welty</u> RECORDER
<u>12-2-87</u> <u>Madison</u> DATE COUNTY

Completed

FILED NO. 988
BOOK 123 PAGE 722

1987 DEC -2 PM 3:11

IND.
REC.
PAGE

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

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

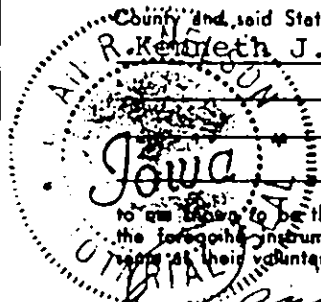
Signed this 6th day of June, 19 85.

STATE OF IOWA
COUNTY OF MADISON

Kenneth J. Ruth
(Kenneth J. Ruth)
Mabel A. Ruth
(Mabel A. Ruth)

On this _____ day of _____ A. D.
19 85, before me the undersigned, a Notary Public in and for said

County and said State, personally appeared
R. Kenneth J. Ruth and Mabel A. Ruth



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

Dean R. Nelson
(Dean R. Nelson), Notary Public in and for said County and said State.

R.R. 1, Box 197, Earlham, Ia. 50072
Address of Grantors

Printed
type
or
other
means
under
signa-
ture
to per-
mit
188.2
Code of
Iowa