

WARRANTY DEED - JOINT TENANCY

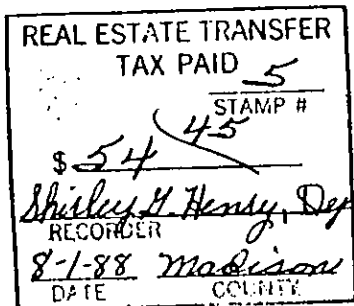
KNOW ALL MEN BY THESE PRESENTS: That JAMES D. TRACY, Single, and
DIANNA MAE JAMISON, formerly known as DIANNA MAE TRACY, and JAMES CRAIG JAMISON,
Wife and Husband,

_____ in consideration of the sum of
FIFTY THOUSAND AND NO/100----- (\$50,000.00) DOLLARS
in hand paid do hereby Convey unto PHILIP N. MADONIA and KATHALEEN J. MADONIA

Address of Grantees: 61-1/2 W. Jefferson, Winterset, Iowa 50273
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:

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Out Lot
Four (4) of Loughridge & Cassidy's Addition to the Town of
Winterset, Madison County, Iowa.

Compared



Fee \$10.00
Transfer \$5.00

IND.
REC.
PAGE

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FILED NO. 261
BOOK 54 PAGE 398

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

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 29 day of July, 19 88.

STATE OF IOWA

COUNTY OF MADISON

On this 29 day of July, A. D. 19 88, before me the undersigned, a Notary Public in and for said County and said State, personally appeared James D. Tracy

James D. Tracy
James D. Tracy
Dianna Mae Jamison
Dianna Mae Jamison
James Craig Jamison
James Craig Jamison

GERALDINE M. LEE

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.

Geraldine M. Lee
Geraldine M. Lee, Notary Public in and for said County and said State.

Address of Grantors

STATE OF IOWA MADISON COUNTY, ss:

On this 29 day of July, A. D. 19 88, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dianna Mae Jamison and James Craig Jamison



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.

Geraldine M. Lee Geraldine M. Lee
Notary Public in and for said County and said State

STATE OF _____ COUNTY, ss:

On this _____ day of _____, A. D. 19 _____, before me, the undersigned, a Notary Public in and for said County and said State personally appeared _____ and _____, to me personally known, who, being by me duly sworn, did say 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 GRANTEES: YOUR LAWYER WILL CAREFULLY CONSIDER AND EXPLAIN TO YOU, AS PURCHASERS, OR GRANTEES: 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.

261

Warranty Deed
Joint Tenancy

TO

DEED RECORD

Entered upon transfer books and for taxation this _____ day of _____, 19 _____

Auditor _____ Deputy _____
By Fee 5.00

Filed for record, indexed and delivered to County Auditor this _____ day of _____, 19 88 at 2:07 o'clock P. M., and recorded in Book 54 of Deeds; on page 388 of Madison County Records. Recorder's and Auditor's fee \$40 PAID. Mary E. Welby Recorder By Shirley A. Henry Deputy

WHEN RECORDED RETURN TO