

REAL ESTATE TRANSFER
TAX PAID 22
STAMP #
\$ 16.5
Shirley H. Henry, Dep.
RECORDER
8-24-89 Madison
DATE COUNTY

COMPUTER
Compared

NO. ✓
REC. ✓
PAGE ✓

FILED NO. 348
BOOK 55 PAGE 225
89 AUG 24 PM 1:11

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

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED

For the consideration of Two Thousand and no/100 (\$2,000.00) - - - - -
Dollar(s) and other valuable consideration, Emmett Hibdon and Dora Hibdon, husband and
wife

do hereby Convey to Eugene Miller and Darlene Miller, husband and wife,
as joint tenants with full rights of survivorship and not as tenants
in common

the following described real estate in Madison County, Iowa:

Lot Fourteen (14) of Stewart's First Addition to the Town of East
Peru, Madison County, Iowa

Seller shall have the right to remove within sixty (60) days of
the date of this instrument the L.P. propane tank, the storm
windows, T.V. antenna, C.B. antenna, french doors, house woodwork
and paneling, cement blocks, insulation, peonie bushes, flowers,
and kitchen cabinets.

The Buyer shall assume responsibility for the property taxes
payable in the fiscal year commencing on July 1, 1989. Aug. 24
1989.

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,

Dated: April 10, 1989

On this 10th day of April
1989, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Emmett Hibdon and Dora Hibdon

Emmett Hibdon
Emmett Hibdon (Grantor)

Dora Hibdon
Dora Hibdon (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.

Beth Flander
Beth Flander Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)