

FILED NO. 143
BOOK 56 PAGE 67
90 JUL 19 PM 1:53
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$5.00



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of No cash consideration
Dollar(s) and other valuable consideration, Jack Hilton and Elsie E. Hilton, Husband
and Wife,
do hereby Convey to Jack Hilton and Elsie E. Hilton
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Commencing at a point six (6) rods
North of the Southeast corner of the
North Half of the Southwest Quarter
(N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 36, Township 76
North, Range 28 West of the 5th P.M.,
and running thence North 70 feet,
thence West 134 feet, thence South
70 feet, thence East 134 feet to the
place of beginning.

This deed is given for the purpose of vesting title to said real estate in the grantees, husband and wife, as joint tenants with full right of survivorship, and not as tenants in common.

NO DECLARATION OF VALUE REQUIRED. EXEMPTION NO. 10 APPLIES.

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: Dated: July 16, 1990
MADISON COUNTY,

On this 16th day of July, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared Jack Hilton and Elsie E. Hilton,

Jack Hilton (Grantor)

Elsie E. Hilton (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.

Jane A. Dawson
Notary Public

(Grantor)

(This form of acknowledgment for individual grantor(s) only)



Please type or print names under signatures as per Sec 335.2 Code of Iowa