

REAL ESTATE TRANSFER	
TAX PAID	67
STAMP #	
\$	57.05
RECORDER	<i>M. J. [Signature]</i>
DATE	1-18-91
COUNTY	Madison

FILED NO. **1426**
 BOOK 56 PAGE 415
 91 JAN 16 PM 1:26
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 FEE \$5.00
 TRANSFER \$5.00

COMPARED

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of ---Forty-six Thousand
 Dollar(s) and other valuable consideration, STEVEN P. OSBORN and JEANNE M. OSBORN, husband
and wife,

do hereby Convey to JON F. HORTON and JOAN C. HORTON, 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:

The South 32 feet of Lot Four (4) and the North 18 feet of Lot Five (5) in Block Six (6) of Nicholson's Addition to the Town of Earlham, Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract by and between the Grantors and Grantees and filed of record in the Office of the Madison County Recorder in Book 52, Page 147 on November 28, 1984. This transfer is in fulfillment of a recorded real estate contract; therefore, it is exempt from declaration of value and groundwater hazard statement filing requirements.

Wherever in the chain of title to the above described real estate the names Steven Paul Osborn and Steven P. Osborn appear, they refer to one and the same person, and wherever in the chain of title to the above described real estate the names Jeanne Marie Osborn and Jeanne M. Osborn appear, they refer to one and the same person.

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: January 15, 1991

On this 15th day of January, 1991, before me the undersigned, a Notary Public in and for said State, personally appeared Steven P. Osborn and Jeanne M. Osborn

Steven P. Osborn
 (Steven P. Osborn) (Grantor)

Jeanne M. Osborn
 (Jeanne M. Osborn) (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.

Mark A. Fasse
 Notary Public (Grantor)

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

