



Document 2012 324

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Roger J. Huston and Shawna L. Huston, 411 N Brookside Dr., Oxford, PA 19363



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Patricia A. Huston, Single

do hereby
Convey to Roger J. Huston and Shawna L. Huston

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See 1 in Addendum

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.

Dated: January 30, 2012

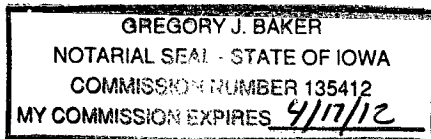
Patricia A. Huston

Patricia A. Huston (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on January 30, 2012, by Patricia A. Huston



[Signature], Notary Public

Addendum

1. All right, title and interest in and to that part of Parcel "C" located in the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., City of Bevington, Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 169 on January 7, 1998, in the Office of the Recorder of Madison County, Iowa; EXCEPT all that part of Parcel "E" that lies therein, as shown in Plat of Survey filed in Book 2001, Page 5769, on December 21, 2009, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT all that part of Parcel "F" that lies therein, as shown in Plat of Survey filed in Book 2007, Page 531, on February 7, 2007, in the Office of the Recorder of Madison County, Iowa.

The consideration for this Deed is less than \$500.00. Therefore, no Declaration of Value and Ground Water Statement is required.