



Document 2012 2556

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Date 8/31/2012 Time 11:47 AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$380.00  
Rev Stamp# 261 DOV# 284

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

David D. Nelson

Return To: Neil DeWit, 1654 McBride Ridge, Winterset, IA 50273

Preparer: David D. Nelson, 213 N. Ankeny Blvd. Ste. 100, Ankeny, IA 50023, (515) 964-3633

Taxpayer: Neil DeWit, 1654 McBride Ridge, Winterset, IA 50273

# 238,000.00

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One Dollar(s) and other valuable consideration, Charles R. Hamilton, a married person, does hereby Convey to Neil DeWit and Melissa DeWit, husband and wife, and Damon DeWit, a married person, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

**Lot Five (5) of Country Estates West located in the Southeast Quarter (1/4) and the Southwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

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: August 29, 2012

Charles R. Hamilton  
Charles R. Hamilton (Grantor)

Elizabeth A. Hamilton  
Elizabeth A. Hamilton (Spouse of Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on August 29, 2012, by Charles R. Hamilton, a single person.



Heather W. Starr  
Heather Starr, Notary Public