IOWA STATE BAR ASSOCIATION
Official Form No.103 (Trade-Mark Registered, State of Iowa, 1967)

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

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WARRANTY DEED – JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That JERRY D. AUSTIN and CAROLYN H. AUSTIN, husband and wife

in consideration of the sum of Nineteen Thousand Dollars ($19,000.00)----------

in hand paid do hereby **Convey** unto GLEN W. SHELDON and LYNNETTE SHELDON

Address of Grantees:

As Joint Tenants with **Full Rights of Survivorship,** and not as Tenants in Common, the following described real estate, situated in Madison County, Iowa, to-wit:

Lot Four (4) and the West Half of Lot Three (3) in Block Three (3) of the Original Town of Truro, Madison County, Iowa,

REAL ESTATE TRANSFER
TAX PAID 26
STAMP #
$ 20.35
Shirley G. Henry, Dep
RECORDER
5-31-85 Madison
DATE COUNTY

Compared

FILED NO. 2111
BOOK 52 PAGE 386
1985 MAY 31 PM 4:05
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $5.00
Transfer $10.00

And the grantors do **Hereby Covenant** with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are **Free and Clear of all Liens and Encumbrances Whatsoever** except as may be above stated; and said grantors Covenant to **Warrant and Defend** the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 24 day of May, 19 85.

Jerry D. Austin

Jerry D. Austin

Carolyn H. Austin

Carolyn H. Austin

Please type or print names under signatures as per Sec. 558.2 Code of Iowa

STATE OF IOWA }ss
COUNTY OF MADISON }

On this 24 day of May, A. D. 19 85, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Jerry D. Austin and Carolyn H. Austin

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.

St. Charles, IA 50240
Address of Grantors

ANN M. ANDERSON
MY COMMISSION EXPIRES
2-15-87

Ann M. Anderson, Notary Public in and for said County and said State.