

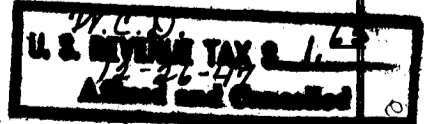
Town Lot Deed Record, No. 31 32

W. C. Duff #8 Filed for record the 2 day of January
 To A. D. 1948 at 1:40 o'clock P. M.
 Fee \$.50 **VL**
 Lester E. Aldrich & wife Wilma M. Wade, Recorder

WARRANTY DEED-VESTING ENTIRE TITLE IN SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That W. C. Duff, a single person in consideration of One Thousand One Hundred & no/100ths DOLLARS in hand paid, do hereby grant, bargain and convey and confirm unto Lester E. Aldrich and Lillian F. Aldrich, husband and wife as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of Madison and State of Iowa, to-wit:

The South 109½ Feet of the West 93 Feet of Out Lot Four (4)
 of Academy Addition of Out Lots to the Town of Earlham, Madison
 County, Iowa.



together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor, of, in or to the same, or any part thereof; subject to none

(Mortgage, tax or other liens)
 IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER

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HOLLAR & CHAMBERS CO., DAVENPORT, IOWA 20851

OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and the grantor named herein for and his heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that he lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that the said grantor have good right and lawful authority to sell the same, and that he will and his heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding, if any, the exceptions named herein.

IN WITNESS WHEREOF I have hereunto set my hand this 26th day of December, A.D. 1947

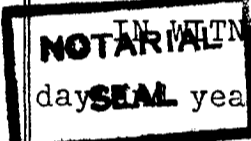
In presence of

W C Duff

CERTIFICATE OF ACKNOWLEDGMENT-Individual
STATE OF IOWA, County of Madison ss.

On this 26 day of December A. D. 1947, before me, H. Claude Peer a Notary Public in and for the County of Madison, State of Iowa, personally appeared W. C. Duff, a single person to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day **SEAL** year last above written.



H. Claude Peer Notary Public
in and for Madison County, State of Iowa.