

Town Lot Deed Record, No. ~~31~~ 32

Anna G & Ben Taylor	#5574	Filed for record the 30 day of December
To		A. D. 1947 at 11:23 o'clock A. M.
Carl E. & Mary W. Peterson	Fee \$.50	Wilma M. Wade, Recorder

WARRANTY DEED-VESTING ENTIRE TITLE IN SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That We, ANNA G. TAYLOR and BEN TAYLOR, wife and husband, in consideration of Three Thousand & no/100 (\$3000.00) DOLLARS in hand paid, do hereby grant, bargain and convey and confirm unto CARL E. PETERSON and MARY W. PETERSON, Husband

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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 East 95 feet of Block Ten (10) of Christopher Wilson's Addition to the Town of Earlham, Madison County, Iowa.

U.S. REVENUE TAX \$ 3.30
12/27/47
Assessed and Collected

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 grantors, of, in or to the same, or any part thereof;

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN/VEST IN THE SURVIVING GRANTEE. (Mortgage, tax or other liens) SHALL

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 grantors named herein for them and their 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 they are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that the said grantors have good right and lawful authority to sell the same, and that they will and their 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.

And the said Anna G. Taylor and Ben Taylor hereby relinquish their right of dower in and to the above described premises.

IN WITNESS WHEREOF we have hereunto set our hands this 27 day of December, A. D. 1947.

In presence of

Anna G Taylor
Ben Taylor

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

On this 27 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 Anna G. Taylor and Ben Taylor, Wife and Husband, 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

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

NOTARIAL SEAL

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