

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

Harry Koboldt & wife	#726	Filed for record the 17 day of February
To		A. D. 1948 at 8:03 o'clock A. M.
Wayne E. Koboldt	Fee \$ .50 <b>VL</b>	Wilma M. Wade, Recorder

WARRANTY DEED-VESTING ENTIRE TITLE IN SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That Harry Koboldt and Martha Koboldt, Husband and Wife, in consideration of Three Thousand Five Hundred & no/100 DOLLARS in hand paid, do hereby grant, bargain and convey and confirm unto Wayne E. Koboldt and Martha M. Koboldt, 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:

Lot Four (4), and the West Half ( $\frac{1}{2}$ ) of Lots Five (5), Six (6) and Seven (7), in Block Eleven (11), of the Original Town of Earlham, Madison County, Iowa.

together with all the tenements, hereditaments, and appurtenances to the same belonging,

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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; subject to -

(Mortgage, tax or other liens)

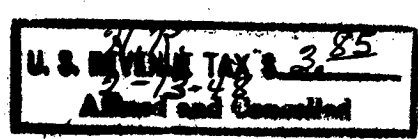
IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

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 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 Harry Koboldt and Martha Koboldt hereby relinquish their right of dower in and to the above described premises.

IN WITNESS WHEREOF we have hereunto set our hands this 13 day of February, A. D. 1948.

In presence of

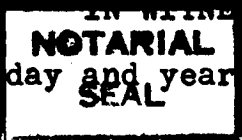


Martha Koboldt  
Harry Koboldt

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

On this 13 day of February A. D. 1948, before me, H. Claude Peer a Notary Public in and for the County of Madison, State of Iowa, personally appeared Harry Koboldt and Martha Koboldt, Husband and wife, 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 year last above written.



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