

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

F. M. Hartzler & wife
To
#1141
Fee \$.50 **VC**
Filed for record the 6 day of March
A. D. 1948 at 10:36 o'clock A. M.
D. E. & Edna E. Pryor
Wilma M. Wade, Recorder

WARRANTY DEED-VESTING ENTIRE TITLE IN SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That F. M. Hartzler and Alice L. Hartzler, Husband & Wife, in consideration of \$3925.00 DOLLARS in hand paid, do hereby grant, bargain and convey and confirm unto D. E. Pryor and Edna E. Pryor 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 Half ($\frac{1}{2}$) of Lot Five (5) and all of Lot Six (6) in Block One (1) in Academy Addition to the Town of Earlham, Madison County, Iowa.

U. S. REVENUE TAX 4.
2-16-48
Alford and Company

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; 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 OF SAID GRANTEES, 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 each the grantors named herein for each and all 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 each of 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 F. M. Hartzler and Alice L. Hartzler, each do hereby relinquish their right of dower in and to the above described premises.

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HOLLAND CHAMBERS CO. DAVENPORT, IOWA 50501

IN WITNESS WHEREOF we have hereunto set our hands this 16 day of February, A.D. 1948
In presence of

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

F M Hartzler
Alice L. Hartzler

On this 16 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 F. M. Hartzler and Alice L. Hartzler 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.

NOTARIAL SEAL 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.