

Deed Record, No. 82, Madison County, Iowa

Della H. James & Hsb. #431 Filed for record the 30 day of January
 To A. D. 1948 at 1:33 o'clock P. M.
 Fee \$.50
 Della H. & Oliver James Wilma M. Wade, Recorder
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Della H. James and Oliver James, her husband, of Madison County, Iowa, in consideration of One Dollar and other good and valuable consideration in hand paid, by Della H. James and Oliver James, her husband, do hereby grant, bargain and convey and confirm unto the said Della H. James and Oliver James, her husband, as JOINT TENANTS, and not as tenants in common, with the right of survivorship, the following described real estate, situated in the County of Madison and State of Iowa, to wit:

The Southwest Quarter, and the Southwest Quarter of
 the Southeast Quarter, of Section 13, in Township
 77 North, Range 26 West of the 5th P. M.,

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 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, with the right of survivorship, 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 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.

IN WITNESS WHEREOF we have hereunto set out hands this 29th day of January, A.D. 1948.

Della H. James
 Oliver James

CERTIFICATE OF ACKNOWLEDGMENT
 STATE OF IOWA, COUNTY OF MADISON, SS:

On this 29th day of January, A.D. 1948, before me Daniel J. Gallery, a Notary Public in and for the County of Madison, State of Iowa, personally appeared Della H. James and Oliver James, 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.

Daniel J. Gallery Notary Public
 in and for Madison County, Iowa.

