

Deed Record, No. 82, Madison County, Iowa

W. A. Ryner & wife
To

#1352

Filed for record the 18 day of March
A. D. 1948 at 3:15 o'clock P. M.

Fee \$.50

VC

W. A. & Edith M. Ryner

Wilma M. Wade, Recorder

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That W. A. Ryner and Edith M. Ryner, his wife, of Madison County, Iowa, in consideration of One Dollar and other good and valuable consideration in hand paid, by W. A. Ryner and Edith M. Ryner, his wife, do hereby grant, bargain and convey and confirm unto the said W. A. Ryner and Edith M. Ryner, his wife, 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 South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the South Ten (10) Acres of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the North Three-fourths ($\frac{3}{4}$) of the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$), and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), of Section Eight (8), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P. M., 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 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 our hands this 18th day of March, A.D. 1948.

W. A. Ryner
Edith M Ryner

STATE OF IOWA, COUNTY OF MADISON, SS:

On this 18th day of March, A.D. 1948, before me, Daniel J. Gallery, a Notary Public in and for the County of Madison, State of Iowa, personally appeared W. A. Ryner and Edith M. Ryner, 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 named and affixed my Notarial Seal the day and year last above written.

**NOTARIAL
SEAL**

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