



Document 2009 2326

Book 2009 Page 2326 Type 03 001 Pages 2  
Date 7/21/2009 Time 12:57 PM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$231.20  
Rev Stamp# 174 DOV# 186  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHK

✓ mcf

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Return To: Cindy L. Pitzen, 2751 Peru Road, Peru, Iowa 50222  
Preparer: Joseph W. Coppola III, 4201 Westown Parkway - Suite 250, West Des Moines, IA 50266, (515) 283-1801  
Taxpayer: Cindy L. Pitzen, 2751 Peru Road, Peru, Iowa 50222



### WARRANTY DEED - JOINT TENANCY

\$145,000.00

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Donovan L. Lucas and Joyce E. Lucas, husband and wife, do hereby

Convey to Cinda L. Pitzen and Troy Pitzen, wife and husband, as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:  
See 1 in Addendum

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 20, 2009

Donovan L. Lucas  
Donovan L. Lucas (Grantor)

Joyce E. Lucas  
Joyce E. Lucas (Grantor)

STATE OF Iowa, COUNTY OF POLK  
This instrument was acknowledged before me on July 20, 2009, by  
Donovan L. Lucas & Joyce E. Lucas, husband & wife,

[Signature], Notary Public



**MATTHEW D. KERN**  
COMMISSION NO. 170485  
MY COMMISSION EXPIRES  
JULY 23, 2011

(This form of acknowledgment for individual grantor(s) only)

## Addendum

1. The Southeast Quarter of the Southwest Quarter, except easements for pipe lines granted to Continental Construction Corporation and Natural Gas Pipeline Company of America, and the South Half of the Northeast Quarter of the Southwest Quarter of Section 12, in Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the Southeast Quarter of the Southwest Quarter of said Section 12, containing 7.086 acres, as shown in Book 2007, Page 4090, of the records of the Recorder of Madison County, Iowa.

