



Document 2009 2780

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Date 9/08/2009 Time 8:04 AM

Rec Amt \$14.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



**WARRANTY DEED**

**(Joint Tenancy)**

THE IOWA STATE BAR ASSOCIATION

Official Form #103

**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273

Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Patrick J. and Peggy Sullivan, 2988 235th Street, St. Charles, Iowa 50240

**/Return Document To:** (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273

Phone: (515) 462-4912

**Grantors:**

Patrick J. Sullivan

Peggy Sullivan

**Grantees:**

Patrick J. Sullivan

Peggy Sullivan

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED - JOINT TENANCY

For the consideration of One and 00/100ths (\$1.00) Dollar(s) and other valuable consideration,  
Patrick J. Sullivan and Peggy Sullivan, Husband and Wife,

Patrick J. Sullivan and Peggy Sullivan, Husband and Wife, do hereby Convey to

Patrick J. Sullivan and Peggy Sullivan, Husband and Wife, as  
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real  
estate in Madison County, Iowa:

Parcel "A", located in the Northeast Quarter of the Southeast Quarter and in the Southeast Quarter of  
the Northeast Quarter of Section 8, Township 75 North, Range 26 West of the 5th P.M., Madison  
County, Iowa, as shown in the Plat of Survey filed in Book 3 at Page 276 on June 16, 1998, in the  
Office of the Recorder of Madison County, Iowa.

This conveyance is between husband and wife, without actual consideration and is exempt from transfer  
tax under Iowa Code Section 428A.2(11).

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: September 3, 2009

Patrick J. Sullivan  
Patrick J. Sullivan (Grantor)

Peggy Sullivan  
Peggy Sullivan (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on \_\_\_\_\_, by Patrick J.  
Sullivan and Peggy Sullivan, Husband and Wife,

[Signature]  
\_\_\_\_\_  
, Notary Public

**JANICE BOWERS  
CLERK OF THE DISTRICT COURT  
MADISON COUNTY  
WINTERSET, IOWA 50273**