

INDEXED FOR TAXATION
THE 21st DAY OF Oct 2004
Jean Welch
Debby Corplean

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Date 10/21/2004 Time 12:52 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$287.20
Rev Stamp# 403 DOV# 502
MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Return to:
IOWA REALTY CO., 3501 Westown Parkway, West Des Moines, Iowa 50266 (wt) PH # (515) 453-6264

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Mail tax statements to:
Robert Hofsaess, 1879 Hogback Bridge, Winterset, IA 50273

File #8409001

MCA
\$ 179,900.00

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Peter M. Pepin and Jane L. Pepin, husband and wife**, do hereby convey unto **Robert Todd Hofsaess and Christy L. Hofsaess, 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**:

The West Twelve (12) Acres of the South Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), of Section Fourteen (14), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa



SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

STATE OF Iowa)
COUNTY OF Madison) SS:

Dated: 10-16-04

On this 16th day of October, 2004, before me the undersigned, a Notary Public in and for said State, personally appeared **Peter M. Pepin and Jane L. Pepin, husband and wife**, 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.

Peter M. Pepin
Peter M. Pepin

Jane L. Pepin
Jane L. Pepin

Kim Tierney Keller
Notary Public in and for the said State

