

REAL ESTATE TRANSFER
TAX PAID 54
STAMP #
\$ 226.40
Michelle Utsler
RECORDER
3-30-01 Madison
DATE COUNTY

REC \$ 5⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰
COMPUTER
RECORDED
COMPARED _____

FILED NO. 001251
BOOK 2001 PAGE 1251
2001 MAR 30 AM 11:23
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information JOHN E. CASPER, 223 EAST COURT AVENUE, WINTERSSET, IA 50273 (515) 462-4912
Individual's Name Street Address City Phone



Address Tax Statement: James A. Hamilton
3191 220th, St. Charles, IA 50240
\$ 142,000.00 615 N 1st Avenue, Winterset, IA 50273

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of One Hundred Forty-two Thousand -----\$142,000.00
Dollar(s) and other valuable consideration,
DENNY R. PETERSON and LYNN K. PETERSON, Husband and Wife

do hereby Convey to
JAMES A. HAMILTON, a single person

the following described real estate in MADISON County, Iowa:

The South Half (1/2) of Lots Three (3) and Four (4) in Block Thirteen and One-half (1 1/2) of Pitzer & Knight's
Addition to the Town of Winterset in Madison County, Iowa



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.

STATE OF IOWA
MADISON COUNTY, ss:

Dated: March 27, 2001

On this 27 day of March, 2001, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Denny R. Peterson and Lynne K. Peterson

Denny R. Peterson (Grantor)

Lynne K. Peterson (Grantor)

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.

(Grantor)



Notary Public

(Grantor)

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

Toni Marie Tindle