

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 5.00

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

REAL ESTATE TRANSFER
TAX PAID <u>33</u>
STAMP #
<u>\$63.20</u>
RECORDER <u>Nicki Utzler</u>
DATE <u>7-11-03</u> COUNTY <u>MADISON</u>

FILED NO. **4076**
BOOK 2003 PAGE 4074
2003 JUL 11 PM 3:14
(3:14 PM)
NICKI UTZLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information John E. Casper, 223 E. Court Avenue, Winterset, (515) 462-4912
Individual's Name Brian P. Van Pelt Street Address 608 Madison Street City DeSoto Phone _____

Address Tax Statement: 608 Madison Street
DeSoto, IA 50069

SPACE ABOVE THIS LINE
FOR RECORDER



\$40,000.00

WARRANTY DEED - JOINT TENANCY

For the consideration of Forty Thousand and No Cents-----(\$40,000.00)
Dollar(s) and other valuable consideration,
William Ackerman and Diane Ackerman, husband and wife

do hereby Convey to
Brian P. Van Pelt and Kimberly S. Van Pelt, 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:

Lot Fourteen (14) in Berglund Rural Estates Sub-division in the Northwest Quarter (1/4) Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



The Grantor sells, assigns and conveys to the Grantee all their right, title and interest in and to permanent easements as described in the easement agreements, dated September 12, 1975 and filed for record on October 1, 1975 in the Madison County Recorder's Office in Deed Record Book 111 at Page 539 and in the easement agreement, dated September 12, 1975 and filed for record on September 12, 1975 in the Madison County Recorder's Office in Deed Record Book 111 at Page 532.

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 , Dated: July 11, 2003
ss: _____

Madison COUNTY,
On this 11th day of July,
2003, before me, the undersigned, a Notary Public in and for said State, personally appeared
William Ackerman and Diane Ackerman

William Ackerman (Grantor)

Diane Ackerman (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.

Elisha R. Busch

ELISHA R. BUSCH Notary Public
COMMISSION NO. 71450
MY COMMISSION EXPIRES 7-15-05