

Document 2005 3524

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$212.00
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MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

ENTERED FOR TAXATION
THE 27th DAY OF July, 05
J. P. ...
AUDITOR
J. P. ...
DEPUTY AUDITOR

COMPUTER
RECORDED
COMPARED



WARRANTY DEED

(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

132,900.00

Taxpayer Information: (Name and complete address)

Ruben Perez and Teresa Perez
2018 Hogback Bridge Road
Winterset, IA 50273

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Michael D. Hooper
Peggy Hooper

Grantees:

Ruben Perez
Teresa Perez

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One hundred thirty-two thousand nine hundred
Dollar(s) and other valuable consideration,
Michael D. Hooper and Peggy Hooper, Husband and Wife

do hereby Convey to
Ruben Perez and Teresa Perez

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

The North Half (1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six (26) in Township
Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,
EXCEPT that part thereof heretofore conveyed for railroad purposes and described as commencing at the Southwest corner
of said tract and running thence East on the South line thereof 56.53 feet, thence Northwesterly 110 feet to the West line of
said tract, thence South 94.46 feet to the point of beginning and containing 6/100 of an acre more or less, AND EXCEPT
Parcel "C" located in the North Half (1/2) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six
(26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing
14.508 acres, as shown in Amended Plat of Survey filed in Book 2004, Page 5772 on December 12, 2004, in the Office of
the Recorder of 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
COUNTY OF MADISON

Dated: 6/29/05

This instrument was acknowledged before me on
6-29 2005
by Michael D. Hooper and Peggy Hooper

Michael D. Hooper
Michael D. Hooper (Grantor)

Peggy Hooper
Peggy Hooper (Grantor)

Jennifer Stover, Notary Public

(Grantor)

(Grantor)

JENNIFER STOVER
Commission No. 729109
My Commission Exp. 12/22/07

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