

✓ 85,000

REAL ESTATE TRANSFER
TAX PAID 3
STAMP #
\$ 135.20
Michelle Utsler
RECORDER
5-4-99
DATE
Madison
COUNTY

REC \$ 5.00
 AUD \$ 5.00
 R.M.F. \$ 1.00

FILED NO. 4470
 BOOK 63 PAGE 115
 99 MAY -4 PM 2:19
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

IOWA REALTY CO.
 3501 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266

PREPARED BY: L. Haynes, MIDLAND ESCROW, 409 N. JEFFERSON, INDIANOLA, IA 50125 515-453-7238

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey L. Luke and Wendy R. Luke, husband and wife** hereby convey unto **Mark Peterson and Carol Peterson, husband and wife** AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate, situated in MADISON County, Iowa:



Lot Ten (10) of the Subdivision of Lots Seven (7) and Eight (8) in Valley View Addition to the City of Winterset, Madison County, Iowa (hereinafter referred to as the "Subject Real Estate")

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said 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 such 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 April, 25th, 1999.

By: [Signature]
 Jeffrey L. Luke

By: [Signature]
 Wendy R. Luke

STATE OF IOWA)
)SS.
 COUNTY OF MADISON)

On this 25th day of April, A.D. 1999, before me, a Notary Public in and for the State of Iowa, personally appeared **Jeffrey L. Luke and Wendy R. Luke, husband and wife**, known to be the persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.



[Signature]
 Notary Public in and for Said State

My Commission expires 02 05 00