



# WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That EUGENE L. PETERSON and BETTY JO PETERSON,  
husband and wife,

\_\_\_\_\_ in consideration of the sum of  
---One Dollar and other valuable consideration ---  
in hand paid do hereby Convey unto FARA MARIE PETERSON SMITH and ROY L. SMITH, wife and  
husband,

Address of Grantees: R. R. 4, Winterset, IA 50273

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

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ ) SE $\frac{1}{4}$ ) of Section 25, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT a parcel of land described as commencing at the Southeast corner of Section 25, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, thence N. 00°00' 1323.00 feet to the Southeast corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 25 which is the point of beginning; thence S. 88°59' W. 333.45 feet along the south line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 25; thence N. 00°00' 161.70 feet; thence N. 88°59' E. 333.45 feet to the east line of said NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; thence S. 00°00' 161.70 feet to the point of beginning containing 1.0463 Acres including 0.1030 Acres of County road right-of-way.

Consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value filing requirements. This is a transfer between parents and child, and it is exempt from groundwater hazard statement filing requirements.

COMPUTED

**Compared**

IND.   
REC.   
PAGE

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89 SEP 29 AM 10:05

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; 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 said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 26<sup>th</sup> day of September, 1989.

STATE OF IOWA

COUNTY OF MADISON

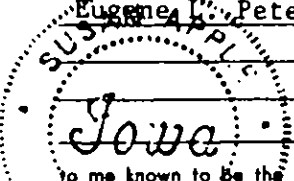
Eugene L. Peterson  
(Eugene L. Peterson)

Betty Jo Peterson  
(Betty Jo Peterson)

On this 26<sup>th</sup> day of September, A. D. 1989, before me the undersigned, a Notary Public in and for said

County, and said State, personally appeared \_\_\_\_\_

Eugene L. Peterson and Betty Jo Peterson



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.

Susan Apple

Susan Apple, Notary Public in and for said County and said State.

R. R. 4, Winterset, IA 50273

Address of Grantors

Photo type or print names under signatures as per Sec. 339.2 Code of Iowa