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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 337

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$ 130,000.00

### SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Charles W. Hendricks, 1701 48th St., Ste. 290, West Des Moines, IA 50266, Phone: (515) 222-9900

**Taxpayer Information:** (Name and complete address)

Jesse Martinez, 814 S. 7th Avenue, Winterset, IA 50273

**Return Document To:** (Name and complete address)

Jesse Martinez, 814 S. 7th Avenue, Winterset, IA 50273

**Grantors:**

Brian P. Van Pelt  
Angela Van Pelt

**Grantees:**

Jesse C. Martinez  
Tiffany A. Martinez

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00)

Dollar(s) and other valuable consideration,  
Brian P. Van Pelt and Angela Van Pelt, husband and wife

do hereby Convey to  
Jesse C. Martinez and Tiffany A. Martinez, 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:  
The East Half (E 1/2) of Lot Sixteen (16) of Hutchings Addition to Winterset, Madison County, Iowa.

**\*\*This Deed is given in Satisfaction of Real Estate Contract dated March 1, 2008, filed April 16, 2008, in Book 2008, Page 1217.**

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 POIK

Dated: December 21<sup>st</sup>, 2009

This instrument was acknowledged before me on Dec-21, 2009 by Brian P. Van Pelt and Angela Van Pelt, husband and wife

Brian P. Van Pelt  
Brian P. Van Pelt (Grantor)

Angela Van Pelt  
Angela Van Pelt (Grantor)

Brooke N. Johnson Notary Public

 **BRUCE N. JOHNSON**  
**COMMISSION NO. 729543**  
**MY COMMISSION EXPIRES**  
**JULY 19, 2010**

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

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