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Date 5/31/2011 Time 9:25 AM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$447.20

Rev Stamp# 154 DOV# 164

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



\$ 280,000.⁰⁰

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James L. Pedersen, P.C., 201 E. Monroe Street, P.O. Box 386, Mount Ayr, IA 50854,
Phone: (641) 464-2205

Taxpayer Information: (Name and complete address)

James L. Pedersen and Donna J. Pedersen, 201 E. Monroe Street, Mount Ayr, IA
50854

Return Document To: (Name and complete address)

James L. Pedersen, P.C., 201 E. Monroe Street, P.O. Box 386, Mount Ayr, IA
50854, Phone: (641) 464-2205

Grantors:

Steven B. Raymond
Kathleen J. Raymond

Grantees:

James L. Pedersen
Donna J. Pedersen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

Two Hundred Eighty Thousand and 00/100

For the consideration of \$280,000.00 Dollar(s) and other valuable consideration,
Steven B. Raymond and Kathleen J. Raymond, husband and wife,

do hereby Convey to
James L. Pedersen and Donna J. Pedersen, 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:

All that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, situated and lying North and West of Middle River, AND a parcel of land described as commencing at the Southwest Corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Sixteen (16), thence North along the West line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) 520.0 feet more or less, thence Easterly 33.0 feet to the centerline of a County Road; thence Southeasterly along said road centerline to a point on the South line of said Northeast Quarter (1/4) of the Southwest Quarter (1/4) 660.0 feet East of the Southwest Corner of said Northeast Quarter (1/4) of the Southwest Quarter (1/4); thence West 660.0 feet to Point of Beginning containing 2.5 Acres more or less including 0.5 Acres of County Road Right-of-Way, AND The South 520.5 feet of the East 669.5 feet of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., 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.

Dated: May 29, 2011

Steven B. Raymond
Steven B. Raymond (Grantor)

Kathleen J. Raymond
Kathleen J. Raymond (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF RINGGOLD

This instrument was acknowledged before me on May 29, 2011, by Steven B. Raymond and Kathleen J. Raymond, husband and wife



Debbie J. Poore
Notarial Seal
Commission No. 744701
My Commission Expires
01/09/2013

Debbie J. Poore
Debbie J. Poore, Notary Public