



Document 2011 1422

Book 2011 Page 1422 Type 03 001 Pages 2

Date 6/02/2011 Time 10:30 AM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$20.00

Rev Stamp# 164 DOV# 173

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO ✓

SCAN

CHEK

©THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 - May 2006

u

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYERReturn To: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731Taxpayer: Paul Sellers, 3394 Limestone Avenue, Lorimor, IA 50149**WARRANTY DEED - JOINT TENANCY**For the consideration of ----\$12,720.00---- Dollar(s) and other valuable consideration,  
Angela P. Hoogensen and Jon Hoogensen, Wife and Husband,do hereby  
Convey to Paul Sellers and Stacey Sellersas Joint  
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:

See 1 in Addendum

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: 5/27/11Angela P. Hoogensen  
Angela P. Hoogensen (Grantor)Jon Hoogensen  
Jon Hoogensen (Grantor)STATE OF IOWA, COUNTY OF PolkThis instrument was acknowledged before me on MAY 27, 2011, by Angela P. Hoogensen and Jon HoogensenNANCY E. STANBROUGH  
COMMISSION # 186873  
MY COMMISSION EXPIRES  
10-04-2011Nancy E. Stanbrough  
Notary Public

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

## Addendum

1. □ Parcel "D" in the Southwest Quarter of the Southeast Quarter of Section 36, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, as shown by Amended Plat of Survey filed on May 4, 2011, in Book 2011, Page 1124 of the Recorder's Office of Madison County, Iowa.

Subject to the Access Easement and Right of First Refusal of record.