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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## WARRANTY DEED

Recorder's Cover Sheet

### Preparer Information:

PA HENRICHSEN, 10430 NEW YORK AVE STE B, URBANDALE, IA 50322-3773, Phone:  
(515) 727-5330, pa.henrichsen@gmail.com

### Taxpayer Information:

BILL R GIBSON 3118 HERITAGE AV LORIMOR IA 50149

### Return Document To:

BILL R GIBSON 3118 HERITAGE AV LORIMOR IA 50149

**Grantors:**  
**MELISSA L PETERS**  
**JODY R PETERS**

**Grantees:**  
BILL R GIBSON as Trustee

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents: BK 2009 PG 356**

GWA

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, MELISSA L. PETERS, fka Melissa L. Damman, and JODY R PETERS, a married couple, do hereby convey to BILL R. GIBSON and SHELLY GIBSON, as trustees of the BILL AND SHELLY GIBSON FAMILY TRUST the following described real estate in MADISON County, Iowa:

All that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of, Section Seventeen (17) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South and East of the main channel of Middle River,



*IN Full SATISFACTION OF JAN 31, 2009 CONTRACT FILED FEB 9, 2009 IN BOOK 2009 PAGE 356.*

Grantor(s) 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: 6/15/2011

Melissa L. Peters  
MELISSA L. PETERS, fka Melissa L. Damman

Jody R. Peters  
JODY R. PETERS

STATE OF IOWA, COUNTY OF POLK ss:

This instrument was acknowledged before me by MELISSA L. PETERS, fka Melissa L. Damman, and JODY R PETERS, a married couple, on June 15<sup>th</sup> 2011.

Greg Hayes

Notary Public in and for the Great State of Iowa

