



Document 2012 875

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Date 3/28/2012 Time 10:10 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$703.20

Rev Stamp# 77 DOV# 77

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER.

Return To: Evan Hollingsworth and Samantha Hollingsworth, 2387 Peru Rd., Peru, IA 50222

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Evan Hollingsworth and Samantha Hollingsworth, 2387 Peru Rd., Peru, IA 50222



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$440,000.00 Dollar(s) and other valuable consideration,  
Glen Butterfield and Janice E. Butterfield, Husband and Wife

do hereby

Convey to Evan Hollingsworth and Samantha Hollingsworth

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa:

See Addendum Attached

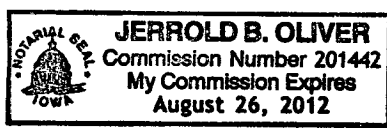
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: March 22, 2012

Glen Butterfield  
Glen Butterfield (Grantor)

Janice E. Butterfield  
Janice E. Butterfield (Grantor)

STATE OF IOWA, COUNTY OF Madison  
This instrument was acknowledged before me on March 22, 2012 by Glen Butterfield  
and Janice E. Butterfield



Jerrold B. Oliver, Notary Public

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

## ADDENDUM

The East Half (½) of the Northwest Quarter (¼) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa



The provisions of the Purchase Agreement dated February 10, 2012, between the parties shall survive the closing. These provisions are as follows:

Sellers hereby reserve use of and possession of the following until Seller, Glen Butterfield, permanently fails to reside in the residence:

1. Residence
2. Carport
3. North end of the green shed
4. Garden
5. Yard surrounding the residence
6. Three car garage.

Sellers shall provide mowing as necessary for the yard surrounding the residence and shall pay all utilities incurred in connection with the residence. Buyers shall pay all necessary repairs, upkeep and improvements for the residence and other buildings reserved by Sellers. Sellers and Buyers shall agree on any necessary improvements, upkeep or repairs.

Sellers hereby reserve the right to remove and retain as their personal property the following:

1. Farm gates and cattle panels
2. Old chevy chasis in the pasture
3. Iron pile
4. Electric fence and electric fence equipment
5. All personal property located on the premises

Buyers agree to maintain, keep and repair the waterline, pump and equipment for use of water from the spring.

There is a private sewage disposal system on this Property which serves the Property. Sellers have obtained or shall obtain at Sellers' expense within 20 days a certified inspector's report which documents the condition of the private sewage disposal system, that it is of sufficient capacity to serve the Property, that the continued use of the system is permitted, and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. Sellers shall attach the inspection report to the Groundwater Hazard Statement to be filed at closing. If Sellers receive an unsatisfactory report, Sellers shall pay for any necessary upgrade, repair or replacement of the septic system.

At the time Seller, Glen Butterfield, permanently fails to reside in the residence located on said real estate, any personal property remaining on the property after 60 days after Glen Butterfield fails to reside in the residence shall become the property of the Buyers.