



Document 2012 3291

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$23.20

Rev Stamp# 338

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$ 14,840.00

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

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

Tony & Barbara Perkins, 7312 Oak Brook Dr., Urbandale, IA 50322

Return Document To: (Name and complete address)

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: (641) 743-2175

Grantors:

Edward M. Woodson, Mgr.
Woodson Family Farms, L.L.C.

Grantees:

Tony Lee Perkins
Barbara Jane Perkins

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Woodson Family Farms, L.L.C.

_____ do hereby Convey to
Tony Lee Perkins and Barbara Jane Perkins, husband and wife

_____ as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Adair County, Iowa:

Parcel "B" located in the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section
Twenty-one (21), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M.,
Madison County, Iowa, containing 3.68 acres, as shown in Plat of Survey filed in Book 2009, Page
3133 on October 14, 2009, in the Office of the Recorder of Madison County, Iowa.

This Deed is given in compliance with one certain Real Estate Contract filed November 10, 2009 in
Book 2009 Page 3386 in the Office of the Madison County Recorder.

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: 10-30-12

Edward M. Woodson manager
Edward M. Woodson, Mgr. (Grantor)

_____ (Grantor)

_____ (Grantor)

_____ (Grantor)

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on Oct 30, 2012, by Edward M. Woodson, as Manager of Woodson Family Farms, L.L.C.

[Signature], Notary Public

