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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Claire B. Patin
106 East Salem, P. O. Box 215
Indianola, IA 50125 Phone: (515) 961-2574

Taxpayer Information: (Name and complete address)

James K. Geoghegan and Darcy K. Geoghegan
2623 Oriole Avenue
Peru, IA 50222

Return Document To: (Name and complete address)

Claire B. Patin
106 East Salem, P. O. Box 215
Indianola, IA 50125 Phone: (515) 961-2574

Grantors:

L.T.D.A.G., LLC

Grantees:

James K. Geoghegan
Darcy K. Geoghegan

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration,
L.T.D.A.G., LLC

do hereby Convey to
James K. Geoghegan and Darcy K. Geoghegan, 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:

Parcel "C" of the survey of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 75 North, Range 27 West of the
5th P.M., Madison County, Iowa, as recorded in Book 2012, Page 2683 on September 11, 2012 in the
office of the Madison County Recorder

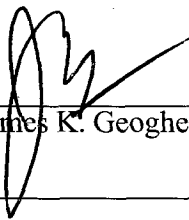


The undersigned constitute all of the members of the above-named Grantor.

No consideration

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: December 4, 2012



James K. Geoghegan, Member (Grantor)

(Grantor)



Darcy K. Geoghegan, Member (Grantor)

(Grantor)

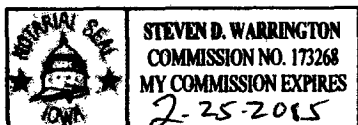
~~STATE OF _____, COUNTY OF _____~~

~~This instrument was acknowledged before me on _____, by _____~~

~~_____, Notary Public~~

STATE OF IOWA :
 : SS
COUNTY OF WARREN :

On this 4th day of December, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James K. Geoghegan and Darcy K. Geoghegan to me personally known, who being by me duly sworn, did say that they are the members of L.T.D.A.G., LLC, an Iowa limited liability company, executing the foregoing instrument, that the instrument was signed on behalf of the limited liability company by authority of the limited liability company; and said members acknowledged the execution of the instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.




Notary Public