



Document 2012 4020

Book 2012 Page 4020 Type 03 001 Pages 2

Date 12/31/2012 Time 9:24 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$362.40

Rev Stamp# 406 DOV# 430

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006 Amy S. Beattie FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Amy S. Beattie, 6701 Westown Parkway, Suite #100, West Des Moines, IA 50266, (515) 274-1450

Preparer: Amy S. Beattie, 6701 Westown Parkway, Suite #100, West Des Moines, IA 50266, (515) 274-1450

Taxpayer: Gary and Janette Purdy, 3032 Cumming Rd., Van Meter, IA 50261



\$227,000.00

WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jeremy Lyon and Jane Noftsgger, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common do hereby Convey to See 1 in Addendum

the following described real estate in Madison County, Iowa: See 2 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: 12/28/12

Jeremy Lyon
Jeremy Lyon (Grantor)

Jane Noftsgger K/A Lyon
Jane Noftsgger K/A Lyon (Grantor)

STATE OF IOWA, COUNTY OF Madison
This instrument was acknowledged before me on 12/28/12, by Jeremy Lyon and Jane Noftsgger K/A Lyon

Mark L. Smith
MARK L. SMITH, Notary Public
Commission Number 740655
My Commission Expires
May 10, 2015

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

Addendum

1. Gary Purdy and Janette Purdy, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common as to an undivided 1/3 interest; Ryan Purdy and Genny Purdy, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common as to an undivided 1/3 interest; and Gloria Purdy, Trustee of the Gloria Purdy Revocable Trust, dated September 30, 2003, as to an undivided 1/3 interest.
2. Parcel "E" located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) in Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2002, Page 1396 on March 26, 2002, in the Office of the Recorded of Madison County, Iowa.