Document 2013 1538

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Rev Transfer Tax \$109.60

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LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Terrance Cowman and Sarah Cowman, 402 N 15th Ave., Winterset, IA 50273

Return Document To: (Name and complete address)

Terrance Cowman and Sarah Cowman, 402 N 15th Ave., Winterset, IA 50273

Grantors:

Mark A. Peterson Carol J. Peterson

Grantees:

Terrance Cowman Sarah Cowman

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

Mark A. Peterson and Carol J. Peterson, Husband and	d Wifedo hereby Convey to
errance Cowman and Sarah Cowman	uo noros, convey to
oint Tenants with Full Rights of Survivorship, and not as T state in <u>Madison</u> Cor ee 1 in Addendum	renants in Common, the following described real unty, lowa:
Grantors do Hereby Covenant with grantees, and tate by title in fee simple; that they have good and lawful estate is free and clear of all liens and encumbrant ovenant to Warrant and Defend the real estate against the sted. Each of the undersigned hereby relinquishes all right the real estate. Words and phrases herein, including a gular or plural number, and as masculine or feminine generates.	nces except as may be above stated; and grantors e lawful claims of all persons except as may be above hts of dower, homestead and distributive share in and acknowledgment hereof, shall be construed as in the
MK Quttagrander (Grantor)	Dated: 5,34,13 Carol J. Peterson (Grantor
(Grantor)	(Grantor
TATE OF IOWA, COUNTY OF MAI, COUNTY OF MAI, Instrument was acknowledged before me on	DISON v 24. 2013 , by Mark A.
JANA S. CORKREAN Commission Number 740088 Commission Expires	, Notary Public

Addendum

1. Lot Two (2), Peterson Subdivision, City of Winterset, Madison County, Iowa,



Reserving an Easement to Grantors, Mark A. Peterson and Carol J. Peterson, over and across a strip of land 16 feet in width lying West of the West line of Lot One (1) of Peterson Subdivision to the City of Winterset, Madison County, Iowa. Grantees, Terrance Cowman and Sarah Cowman, shall maintain and keep in repair the easement area.

The following Restrictive Covenants shall apply to the above described real estate:

Grantees, Terrance Cowman and Sarah Cowman, their heirs, successors and assigns shall not construct more than one home on the above described real estate as long as Grantors, Mark A. Peterson and Carol J. Peterson, reside in the home now occupied by them on Lot One (1), Peterson Subdivision.