



Document 2014 697

Book 2014 Page 697 Type 03 001 Pages 2

Date 3/31/2014 Time 11:33 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$667.20

Rev Stamp# 89 DOV# 100

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

WARRANTY DEED

Recorder's Cover Sheet

\$417,500.00

LIN 0459

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

Taxpayer Information: Jakob R. Hasbrouck and Angela M. McCarty -2280 Holliwell
Bridge Rd. Winterset, IA 50273

EP
Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324

Grantors: Dennis R. Pearson
Donna J. Pearson

Grantees: Jakob R. Hasbrouck
Angela M. McCarty

Legal Description: See Page 2

1/3

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Dennis R. Pearson and Donna J. Pearson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Jakob R. Hasbrouck and Angela M. McCarty, both single persons, the following described real estate:

Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 16.823 acres, as shown in Plat of Survey filed in Book 3, Page 602 on June 16, 2000, in the Office of the Recorder of Madison County, Iowa.



Property Address: 2280 Holliwell Bridge Rd. Winterset, IA 50273

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: 3/27/14

X. Dennis R. Pearson
Dennis R. Pearson (Grantor)

X. Donna J. Pearson
Donna J. Pearson (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

On this 27 day of March, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis R. Pearson and Donna J. Pearson, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Sheena Foster
Notary Public in and for said State

