



Document 2015 962

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Recorded: 4/16/2015 at 10:02:51.0 AM

Fee Amount: \$27.00

Revenue Tax: \$103.20

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 96 DOV# 106



\$65,000

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)

Edward J. Karp and Melissa S. Karp, 522 N. 5th Street, Winterset, IA 50273

Return Document To: (Name and complete address)

Edward J. Karp, 522 N. 5th Street, Winterset, IA 50273

Grantors:

Terry Lyon
Mary J. Lyon
Ronald D. Lyon
Vickie Lyon

Grantees:

Edward J. Karp
Melissa S. Karp

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$65,000.00 Dollar(s) and other valuable consideration,
Terry Lyon and Mary J. Lyon, Husband and Wife; Ronald D. Lyon and Vickie Lyon, Husband and
Wife do hereby Convey to
Edward J. Karp and Melissa S. Karp,

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County, Iowa:
See attached description.

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: 4/13/15

Terry Lyon (Grantor)

Mary J. Lyon (Grantor)

Ronald D. Lyon (Grantor)

Vickie Lyon (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 13 day of April, 2015, by
Terry Lyon and Mary J. Lyon

[Signature]
Signature of Notary Public

NOTARIAL SEAL
JULIE A EGLI
Commission Number 779833
My Commission Expires 8/14/16

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 13 day of April, 2015, by Ronald D. Lyon and Vickie Lyon



[Signature]
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this _____ day of _____, _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this _____ day of _____, _____, by _____

Signature of Notary Public

REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this _____ day of _____, _____,
by _____
as _____
of _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me this _____ day of _____, _____,
by _____
as _____
of _____

Signature of Notary Public

The South One-fourth ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36); Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land, containing 5.007 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 14 on November 20, 1985; AND EXCEPT Parcel "A", containing 10.88 acres, as shown in Plat of Survey filed in Book 3, Page 593 on June 7, 2000; AND EXCEPT Parcel "C", containing 11.00 acres, as shown in Plat of Survey filed in Book 2004; Page 5330 on November 15, 2004; ALL Plats of Survey as recorded in the Office of the Recorder of Madison County, Iowa;