



Document 2015 1072

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Date 4/27/2015 Time 3:34 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 109 DOV# 121

INDX

ANNO

SCAN


LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Mark L. Smith	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
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Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273
 Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
 Taxpayer: Brian P. and Angela R. Van Pelt, 703 West Court, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$75,000.00----- Dollar(s) and other valuable consideration,
James Jeffrey Ferguson and Nancy Ferguson, Husband and Wife,

do hereby

Convey to Brian P. Van Pelt and Angela R. Van Pelt


as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa:

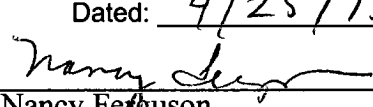
See 1 in Addendum
1
2

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: 4/25/15




James Jeffrey Ferguson (Grantor)

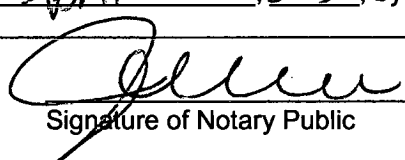


Nancy Ferguson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 25 day of April, 2015, by
James Jeffrey Ferguson and Nancy Ferguson





Signature of Notary Public

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

Addendum

1. Parcel "A" located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 20.392 acres, as shown in Plat of Survey filed in Book 3, Page 414 on March 29, 1999, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "K", located therein, containing 8.004 acres, as shown in Plat of Survey filed in Book 3, Page 542 on January 31, 2000, in the Office of the Recorder of Madison County, Iowa.

