



Document 2015 2668

Book 2015 Page 2668 Type 03 001 Pages 2  
Date 9/10/2015 Time 3:23:53PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$308.80  
Rev Stamp# 338 DOV# 352

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 193,500.<sup>00</sup>



### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION  
Official Form #103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jonathon L. Schroeder, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067  
Phone: (515) 462-4912

$\frac{1}{2}$

**Taxpayer Information:** (Name and complete address)

Ryan C. Nelson and Magdalena Nelson, 259 2nd Avenue, San Francisco, CA 94118-2411

✓ **Return Document To:** (Name and complete address)

Jonathon L. Schroeder, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Larry M. Penner  
Kathleen J. Penner

**Grantees:**

Ryan C. Nelson  
Magdalena Nelson

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$193,500.00 Dollar(s) and other valuable consideration,  
Larry M. Penner and Kathleen J. Penner, Husband and Wife,

do hereby Convey to  
Ryan C. Nelson and Magdalena Nelson,

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

Lot Six (6) of Fourth Avenue Place, an Addition to the Town of Winterset, Madison County, Iowa. -



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: September 5, 2015

Larry M. Penner  
Larry M. Penner (Grantor)

Kathleen J. Penner  
Kathleen J. Penner (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 5 day of September, 2015, by  
Larry M. Penner and Kathleen J. Penner

**LAWRENCE C WATTS**  
Notarial Seal  
State of Iowa  
Commission Number 702486  
My Commission Expires 3/29/18

Lawrence C Watts  
Signature of Notary Public