



Document 2015 3626

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Date 12/08/2015 Time 10:29:02AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$111.20

Rev Stamp# 453 DOV# 470

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4216

Return to:

IB Trading, LLC, 3014 Mallard Ave., Lorimor, IA 50149

Mail tax statements to:

IB Trading, LLC, 3014 Mallard Ave., Lorimor, IA 50149

Order No.: MES-62695/SD

$\frac{2}{4}$ \$ 70,000

WARRANTY DEED

Legal: Lot Three (3) in Block Thirteen (13) of Laughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa




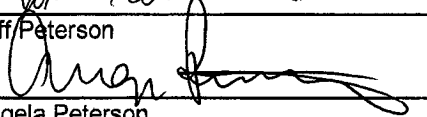
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Jeff Peterson and Angela Peterson, husband and wife, do hereby convey unto James C. Eller, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

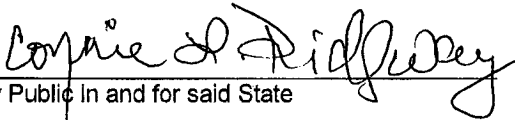


Jeff Peterson


Angela Peterson

STATE OF Iowa)
COUNTY OF Folk) SS:

This instrument was acknowledged before me on Nov 30 2015 by Jeff Peterson and Angela Peterson, husband and wife.



Notary Public In and for said State

