



Document 2016 476

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Date 2/26/2016 Time 10:19:27AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$279.20

Rev Stamp# 52 DOV# 55

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED

Recorder's Cover Sheet

\$ 175,000

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

Taxpayer Information: **Farmers & Merchants State Bank, P.O. Box 29, Winterset, IA 50273**

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

Grantors:
Denny R. Peterson
Lynne K. Peterson

Grantees:
Farmers & Merchants State Bank

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Denny R. Peterson and Lynne K. Peterson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Farmers & Merchants State Bank, the following described real estate:

Lot Six (6) and the South 47 1/8 feet of Lot Five (5) of the Resubdivision of Block Twenty (20) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.



Property Address: 719 1st Avenue N., Winterset, IA

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.

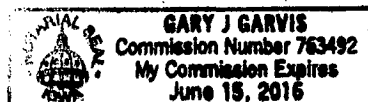
Dated: 2/23/16

X Denny R. Peterson
Denny R. Peterson (Grantor)

X Lynne K. Peterson
Lynne K. Peterson (Grantor)

STATE OF IOWA, Polk COUNTY, ss:

This record was acknowledged before me on this 23 day of FEB, 2016 the undersigned, by Denny R. Peterson and Lynne K. Peterson, husband and wife.



Gary J. Garvis
Notary Public in and for said State