



Document 2016 3494

Book 2016 Page 3494 Type 03 001 Pages 2

Date 11/18/2016 Time 2:48:24PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

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

Forsyth Law Office, P.L.L.C., 69 E. Jefferson St, Winterset, IA 50273, Phone: (515) 468-0552

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

Jeanne M. Carter-Pierce and Timothy W. Pierce, 2376 Millstream Ave, Winterset, IA 50273

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

Forsyth Law Office, P.L.L.C., 69 E. Jefferson St, Winterset, IA 50273

**Grantors:**

Jeanne M. Carter-Pierce, Trustee  
Timothy W. Pierce, Trustee

**Grantees:**

Jeanne M. Carter-Pierce and Timothy W. Pierce

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED
JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Timothy W. Pierce and Jeanne M. Carter-Pierce, Trustees of the Carter-Pierce Residence Trust created under the Trust Agreement dated February 14, 2009 do hereby Convey to Jeanne M. Carter-Pierce and Timothy W. Pierce, wife and husband,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Commencing at the Southeast Corner of the Northwest Quarter (1/4) Southeast Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., and being the point of beginning. Thence N. 00°00' 1,799.60 feet along the E. line of the said Northwest Quarter (1/4) Southeast Quarter (1/4) Section line, thence N. 85°33' W. 417.40 feet, thence S. 00°00' 986.50 feet, thence S. 85°33' E. 271.20 feet, thence S. 15°05' E. 292.50 feet, thence S. 16°06' E. 155.27 feet, thence S. 00°19' W. 392.59 feet, thence S. 89°28' E. 28.76 feet to the point of beginning.

This deed is exempt according to Iowa Code 428A.2(21).

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 on November 16, 2016

Jeanne M. Carter-Pierce
Jeanne M. Carter-Pierce, Trustee(Grantor)

Timothy W. Pierce
Timothy W. Pierce, Trustee (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 16, 2016, by Jeanne M. Carter-Pierce and Timothy W. Pierce, Trustees of the Carter-Pierce Residence Trust created under the Trust Agreement dated February 14, 2009.



Julie A Forsyth
Signature of Notary Public