

**BK: 2017 PG: 2868**  
**Recorded: 9/12/2017 at 12:15:40.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
**Recorder's Cover Sheet**

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

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

Steven L. Pearson  
616 N. 10th Avenue  
Winterset, Iowa 50273

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Donna K. Pearson

**Grantees:**

Betty Lou Dolan  
Steven L. Pearson  
Brenda K. Meyers

**Legal description:** See Page 2

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



WARRANTY DEED

For the consideration of \$1.00 and no/100ths... Dollar(s) and other valuable consideration, DONNA K. PEARSON, a single person, do hereby Convey to BETTY LOU DOLAN, STEVEN L. PEARSON, and BRENDA K. MEYERS the following described real estate in Madison County, Iowa:

Lot Seven (7) in Block One (1) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.

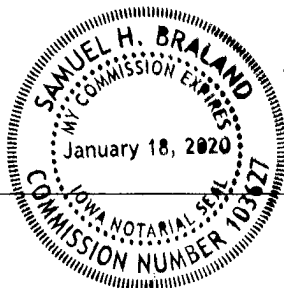
This is a transfer from parent to child for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11) and (21), Code of Iowa.

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 on September 12, 2017.

Signatures of Donna K. Pearson (Grantor) and other grantors.

STATE OF IOWA, COUNTY OF MADISON. This record was acknowledged before me on September 12, 2017, by Donna K. Pearson



Signature of Notary Public