



Document 2018 605

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Date 2/26/2018 Time 1:44:22PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$535.20

Rev Stamp# 74 DOV# 75

INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

Return document to and mail tax statements to:

ELIZABETH AND ALLEN LUNDGREN, 1891 Hogback Bridge Road, Winterset, Iowa 50273

File #RESC / ELC (rfb)

$\frac{1}{2}$

\$335,000

## WARRANTY DEED

Legal: **Parcel "D" located in the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of Section 23, Township 76 North, Range 28, West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 9.896 acres, as shown in Plat of Survey filed in Book 2004, Page 4009 on August 27, 2004, in the Office of the Recorder of Madison County, Iowa**

Address: 1891 Hogback Bridge Road, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Todd Peterson and Ashley Peterson, a married couple**, do hereby convey the above-described real estate to **Elizabeth S. Lundgren and Allen D. Lundgren, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

STATE OF IOWA )  
                          ) SS:  
COUNTY OF Dallas )

On this 15<sup>th</sup> day of February, 2018,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Todd Peterson and  
Ashley Peterson, a married couple**, to me known to  
be the identical persons named in and who executed  
the foregoing instrument and acknowledged that  
those persons executed the same as their voluntary  
act and deed.

Nicole Waller  
Notary Public in and for said State

Dated: February 15, 2018

Todd Peterson  
Todd Peterson

Ashley Peterson  
Ashley Peterson

