

BK: 2022 PG: 1410  
Recorded: 5/13/2022 at 11:36:26.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$2,399.20  
LISA SMITH RECORDER  
Madison County, Iowa

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Richard L. Petersen, Trustee & Claire B. Petersen, Trustee, 27902 Meadowview Lane Adel, IA 50003

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Paul Bentley and Melissa Bentley, a married couple** (the "Grantors"), do hereby convey to an undivided one-half interest to **Richard L. Petersen, Trustee of the Richard L. Petersen Revocable Trust**, and an undivided one-half interest to **Claire B. Petersen, Trustee of the Claire B. Petersen Revocable Trust** (the "Grantees"), the following described real estate:

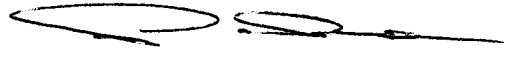
The Southeast Quarter (¼) of the Northeast Quarter (¼); the Northwest Quarter (¼) of the Northeast Quarter (¼); and the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND Parcel "F" located in the East Half (½) of the Southeast Quarter (¼) of said Section Twenty (20), containing 21.18 acres, more or less, as shown in Plat of Survey filed in Book 2022, Page 1213 on April 27, 2022, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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

Dated the 12<sup>th</sup> day of May, 2022.

  
Paul Bentley (Grantor)

  
Melissa Bentley (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on May 12<sup>th</sup>, 2022, by Paul Bentley and Melissa Bentley, a married couple



  
Notary Public