

BK: 2016 PG: 1969
Recorded: 7/11/2016 at 11:46:10.0 AM
Fee Amount: \$17.00
Revenue Tax: \$280.80
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - SEVERAL GRANTORS

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Timothy E. and Angella S Cole, 720 West Filmore, Winterset, IA 50273

Return Document To: (Name and complete address)

Madison County Realty, 65 Jefferson, Winterset, IA 50273

Grantors:

Joshua J. Peterson
Tiffany N. Peterson
David J. Hagen
Tracy C. Hagen

Grantees:

Timothy E. Cole
Angella S. Cole

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED **(Several Grantors)**

For the consideration of -----\$176,000.00----- Dollar(s)
and other valuable consideration, Joshua J. Peterson, Single; Tiffany N. Peterson, Single; and,
David J. Hagen and Tracy C. Hagen, Husband and Wife, do hereby Convey to
Timothy E. Cole and Angela S. Cole, Husband and Wife, as Joint Tenants with full rights of
survivorship and not as Tenants in Common, the following described real estate in
MADISON County, Iowa: Lots Three (3) and Four (4) in Block Five (5) of A. B. Shriver's
Addition to Winterset, Madison County, 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 7-2-16.

[Signature]
Joshua J. Peterson (Grantor)

(Grantor)

[Signature]
Tiffany N. Peterson (Grantor)

(Grantor)

[Signature]
David J. Hagen (Grantor)

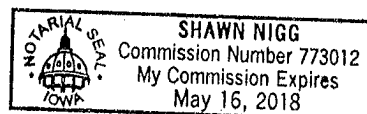
(Grantor)

[Signature]
Tracy C. Hagen (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-2-16, by Joshua J.
Peterson, Tiffany N. Peterson, David J. Hagen and Tracy C. Hagen.



[Signature]
Signature of Notary Public