



Document 2019 2384

Book 2019 Page 2384 Type 03 001 Pages 2

Date 8/02/2019 Time 10:16:35AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
SCAN ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Ralph Steven Kiddoo and Ruthann Kiddoo, 2651 Carver Road, Winterset, IA 50273
Taxpayer: Ralph Steven Kiddoo and Ruthann Kiddoo, 2651 Carver Road, Winterset, IA 50273
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Phone: (515) 462-3731

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Ralph Steven Kiddoo and Ruthann Kiddoo, husband and wife,
Ralph Steven Kiddoo and Ruthann Kiddoo do hereby Convey to
Ralph Steven Kiddoo and Ruthann Kiddoo as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See 1 in Addendum

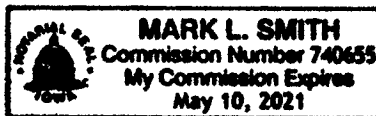
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 8/2/19

Ralph Steven Kiddoo
Ralph Steven Kiddoo (Grantor)

Ruthann Kiddoo
Ruthann Kiddoo (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 8/2/19, by Ralph Steven Kiddoo and Ruthann Kiddoo



Mark L. Smith
Signature of Notary Public

Addendum

1. This deed is exempt according to Iowa Code 428A.2(11). Parcel "A" in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter all in Section 28, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section 28, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" East 275.39 feet along the East line of the Southeast Quarter of said Section 28; thence North 90°00'00" West 361.50 feet; thence North 00°00'00" East 361.50 feet; thence North 90°00'00" East 361.54 feet to a point on the East line of the Northeast Quarter of said Section 28; thence South 00°01'23" West 86.11 feet to the Point of Beginning containing 3.000 acres including 0.274 acres of County Road right-of-way