



Document 2020 1914

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$599.20

Rev Stamp# 191

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$375,000

## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

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

Bryan R. Jennings, 823 Main Street, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542

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

Kenneth M. & Susan M. Flaherty, 28665 Hickory Lodge Drive, Van Meter, Iowa 50261

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

Bryan R. Jennings, 823 Main Street, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542

### Grantors:

Carlos D. Kunzler  
Charlotte J. Kunzler

### Grantees:

Kenneth M. Flaherty  
Susan M. Flaherty  
Kevin M. Flaherty  
Shelley S. Flaherty

**Legal description:** See Page 2

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



## WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Carlos D. Kunzler and Charlotte J. Kunzler, husband and wife

Kenneth M. Flaherty & Susan M. Flaherty, husband and wife, an undivided 1/2 interest as joint tenants with full rights of survivorship;  
and Kevin M. Flaherty & Shelly S. Flaherty, husband & wife, an undivided 1/2 interest as joint tenants with full rights of survivorship as

Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-two (32), EXCEPT the East Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 75 acres, more or less

NOTE: This conveyance provided in full satisfaction of that one certain Real Estate Contract dated December 1, 2008, and filed for record in the office of the Recorder of Madison County, Iowa on December 2, 2008, at Book 2008, page 3521.

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: December 17, 2008

Carlos D. Kunzler  
Carlos D. Kunzler (Grantor)

Charlotte J. Kunzler  
Charlotte J. Kunzler (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on December 17, 2008, by Carlos D. Kunzler and Charlotte J. Kunzler, husband and wife

Peggy Y. Heenan  
, Notary Public

