

**BK: 2020 PG: 2040**  
**Recorded: 6/11/2020 at 8:38:53.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$833.60**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
**Recorder's Cover Sheet**

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Phillip A. Imboden and Leisa R. Imboden  
1312 - 160th Street  
Earlham, Iowa 50072

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Joy Neal Kidney  
Gloria Jean Neal

**Grantees:**

Phillip A. Imboden  
Leisa R. Imboden

**Legal description:** See Page 2

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



WARRANTY DEED

For the consideration of \$521,220.00 and no/100ths----- Dollar(s) and other valuable consideration, JOY NEAL KIDNEY and GUY N. KIDNEY, husband and wife; GLORIA JEAN NEAL, a single person, do hereby Convey to PHILLIP A. IMBODEN and LEISA R. IMBODEN, husband and wife, as tenants in common the following described real estate in Madison County, Iowa:

An undivided 51% interest in and to:

The East One Hundred Fifty (150) Acres of the Northeast Quarter (1/4) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "D" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nineteen (19), containing 3.04 acres, as shown in Plat of Survey filed in Book 2016, Page 128 on January 14, 2016, in the Office of the Recorder of 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 June 10, 2020.

Gloria Jean Neal (Grantor)
(Grantor)

Joy Neal Kidney (Grantor)
Guy N. Kidney (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 10, 2020, by Joy Neal Kidney, Guy N. Kidney, and Gloria Jean Neal

Signature of Notary Public

