



Document 2020 4864

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Rec Amt \$37.00 Aud Amt \$10.00
Rev Transfer Tax \$1,599.20
Rev Stamp# 592 DOV# 587

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED

(Several Grantors)

Recorder's Cover Sheet

\$1,000,000

Preparer Information:

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

Taxpayer Information:

Brad VanWeelden, Trustee, 5672 NW 5th Court, Des Moines, IA 50313

Return Document To:

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Grantors:

Sharon Kingsbury, Barbara McKenzie and Bonnie Newman

Grantees:

Brad VanWeelden, Trustee

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



WARRANTY DEED
(Several Grantors)

For the consideration of ---\$1,000,000.00--- Dollar(s) and other valuable consideration, Sharon Kingsbury, single, Barbara McKenzie, single and Bonnie Newman, single do hereby Convey to Brad VanWeelden, Trustee of the Brad VanWeelden Trust dated March 20, 2013 the following described real estate in Madison County, Iowa:

See attached legal description

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: 12/7/2020.

Sharon Kingsbury
Sharon Kingsbury, Grantor

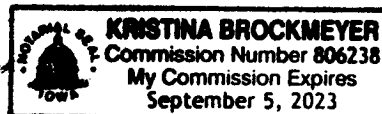
Barbara McKenzie
Barbara McKenzie, Grantor

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on December 4, 2020, by Sharon Kingsbury.



Kristina Brockmeyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on December 4, 2020, by Barbara McKenzie.



Kristina Brockmeyer
Signature of Notary Public

Bonnie Newman
Bonnie Newman, Grantor

STATE Jalisco MUNICIPALITY Chapala

This record was acknowledged before me on Dec 7 2020, by Bonnie Newman.

~~*Leo Enrique Ramos Bustillos*~~
Signature of Notary Public



--- En la municipalidad de Chapala Jalisco a las 13:00 trece horas con treinta minutos del día 7 siete de diciembre del año 2020 dos mil veinte, ante mi **LUIS ENRIQUE RAMOS BUSTILLOS**, Notario Público número 2 dos de Chapala, Jalisco, compareció la señora **BONNIE MCKENZIE NEWMAN**, a quien estimo con capacidad legal, quien por no ser de mi conocimiento se identifica con pasaporte americano número 567837560 cinco, seis, siete, ocho, tres, siete, cinco, seis, cero, acreditándome su condición de estancia en el país con tarjeta de residente permanente número 10286426 uno, cero, dos, ocho, seis, cuatro, dos, seis, documentos de los cuales dejare agregada copia a mi libro de documentos bajo el tomo III tercero bajo la nota de avisos correspondiente. La que al ser requerida por sus generales me manifestó ser estadounidense, viuda, originaria de Winterset, Iowa, Estado Unidos de América donde nació el día 9 nueve de junio del año 1945 mil novecientos cuarenta y cinco, con domicilio en la casa habitación marcada con el número 24 veinticuatro de la calle 16 dieciséis de Septiembre, en Ajijic, municipio de Chapala, Jalisco.-----

--Leída que fue la anterior certificación y prevenido la otorgante sobre su valor, alcance y consecuencias legales, ésta se manifestó conforme con su contenido, lo ratifica y firma en mi presencia, sin que fuese necesaria la presencia de traductor por dominar el suscrito Notario el idioma inglés, constando el documento así mismo en el idioma inglés.-----

--- Levanto la presente acta de certificación en el Tomo III Tercero de Certificaciones bajo el número 2711 dos mil setecientos once.-----



Bonnie McKenzie Newman
BONNIE MCKENZIE NEWMAN

[Handwritten signature]

LUIS ENRIQUE RAMOS BUSTILLOS
Notario Público No. 2 Chapala, Jalisco



LEGAL DESCRIPTION

The West One-fourth ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Nine (9), **EXCEPT** a tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Nine (9), containing 7.576 acres, as shown in Plat of Survey filed in Book 2, Page 400 on July 16, 1993 in the Office of the Recorder, Madison County, Iowa; **AND** the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eight (8); **AND** a tract of land located in the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Eight (8), more particularly described as follows to-wit: Commencing at the Southeast Corner of the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Eight (8), and running thence North 2,640 feet to the Northeast Corner of said 80 acre tract, thence West 20 feet to the center of the highway as the same is now used and established, thence in a Southwesterly direction to a point 70 feet West of the place of beginning, thence East to the place of beginning, **ALL** in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

