



Document 2021 1514

Book 2021 Page 1514 Type 03 001 Pages 2

Date 4/12/2021 Time 1:52:13PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$653.60

ANNO

Rev Stamp# 159 DOV# 160

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

\$408,558<sup>00</sup>

PREPARED BY: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430 NEW YORK AVE  
 SUITE B URBANDALE IA 50322 [pa@henrichsenlawoffice.com](mailto:pa@henrichsenlawoffice.com) 515.727.5330  
 Return to: Matthew S. Heckman, 4860 Bulldog Ave., Van Meter, IA 50261  
 Send Tax Statements to: Matthew S. Heckman, 4860 Bulldog Ave., Van Meter, IA 50261  
 Grantor/Affiant: K Bar S Ranch Partnership No. 1  
 Grantee: Matthew S. Heckman

For the Consideration of ONE Dollar(s) and other valuable consideration, K Bar S Ranch Partnership No. 1, a Partnership (also known as "Grantor") does hereby convey to Matthew s. Heckman, a single person, the following described Real Estate in Madison County, Iowa:

Parcel "AE" located in the North Half (1/2) of the Southwest Quarter (1/4), and in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> .M., Madison County, Iowa, containing 68.093 acres, as shown in Plat of Survey filed in Book 2021, Page 1144 on March 19, 2021, in the office of the Recorder of Madison County, Iowa.



This conveyance is in the ordinary course of the Grantor's business or affairs.

Subject to all Covenants, Restrictions and Easements of Record.

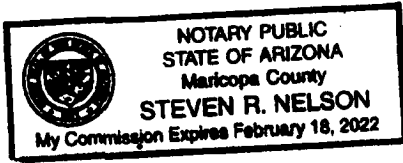
The Seller hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; masculine or feminine gender; according to the context.

*[signatures and notary appear on the following page]*

Dated: April 08 2021

K BAR S RANCH PARTNERSHIP NO. 1



Kent E. Klopfenstein  
By: Kent E. Klopfenstein, Partner

STATE OF ARIZONA COUNTY OF MARICOPA

This instrument was acknowledged before me, dated April 08 2021, by Kent E. Klopfenstein, who being by me duly sworn, did say that he is one of the partners of K Bar S Ranch Partnership No. 1.

Steven R. Nelson  
Notary Public in and for the State of ARIZONA