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Book 2021 Page 2961 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849, Phone: 641-743-2175

Taxpayer Information:

Matthew & Denise Kuhns, 2047 290th Street, Greenfield, IA 50849

111

Return Document To:

Steven A. Jensen, 110 Public Square, P.O. Box 43, Greenfield, IA 50849

Grantors:

Matthew Kuhns
Denise Kuhns

Grantees:

Matthew Kuhns
Denise Kuhns

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Matthew Kuhns and Denise Kuhns, Husband and Wife, do hereby Convey to Matthew Kuhns and Denise Kuhns, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, subject to the life estate of Linda E. Sidey, the following described real estate in Madison County, Iowa:

Undivided One-Third (1/3) interest in and to the following real estate: The South Half of the Northeast Quarter (S1/2NE1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) and the West Half of the Northeast Quarter of the Northeast Quarter (W1/2NE1/4NE1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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.

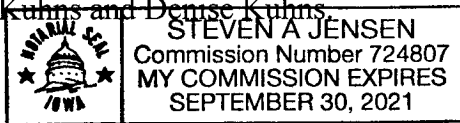
Dated: July 8, 2021

Matthew Kuhns, Grantor

Denise Kuhns, Grantor

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on this 8th day of July, 2021 by Matthew Kuhns and Denise Kuhns.



Signature of Notary Public