



Document 2021 3511

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Date 8/20/2021 Time 10:49:50AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$39.20 ANNO

Rev Stamp# 427 DOV# 420 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$25,000

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Jeremy Lyon, 3020 Cumming Road, Van Meter, IA 50261

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Cunningham Ranch Incorporated

**Grantees:** Jeremy Lyon

**Legal Description:** See Page 2

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



**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of Twenty-Five Thousand Dollar(s) and other valuable consideration, Cunningham Ranch Incorporated, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Jeremy Lyon, the following described real estate in Madison County, Iowa:

Parcel "C" part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Filed June 17, 2021, in Book 2021, Page 2513 of the Recorder's Office of Madison County, Iowa,

The grantor 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, according to the context.

Dated: 8/18/21

Cunningham Ranch Incorporated, an Iowa limited liability company

By Terry Lyon, Director  
Terry Lyon, Director

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 18, 2021 by Terry Lyon, as Director, of Cunningham Ranch Incorporated.



Kristina Brockmeyer  
Signature of Notary Public