



Document 2021 4512

Book 2021 Page 4512 Type 03 001 Pages 2

Date 10/29/2021 Time 3:06:09PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$22.40

Rev Stamp# 563 DOV# 556

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$14,004

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Cunningham Ranch, Inc., 1454 Union Lane, Van Meter, IA 50261

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

Grantors: Gregory J. Cunningham and Jessica D. Cunningham

Grantees: Cunningham Ranch, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fourteen Thousand Four Dollar(s) and other valuable consideration, Gregory J. Cunningham and Jessica D. Cunningham, Husband and Wife, do hereby Convey to Cunningham Ranch, Inc., a corporation organized and existing under the laws of the State of Iowa, the following described real estate in Madison County, Iowa:

Parcel "B" located in the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.501 acres, as shown in Plat of Survey filed in Book 2021, Page 2310 on June 4, 2021, 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.

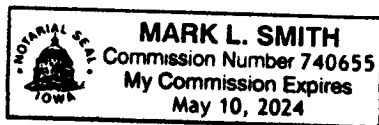
Dated: 10/29/2021

[Signature]
Gregory J. Cunningham, Grantor

[Signature]
Jessica D. Cunningham, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/29/2021 by Gregory J. Cunningham and Jessica D. Cunningham.



[Signature]
Signature of Notary Public