



Document 2022 1128

Book 2022 Page 1128 Type 03 001 Pages 2
Date 4/19/2022 Time 10:36:19AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,931.20
Rev Stamp# 132 DOV# 128
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$1,207,500⁰⁰

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: Kent Kiburz, 2303 W. Summit St., Winterset, IA 50273

√ **Return Document To:** Kent Kiburz, 2303 W. Summit St., Winterset, IA 50273

Grantors: K & K Farms, Inc.

Grantees: Kent Kiburz

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Million Two Hundred Seven Thousand Five Hundred Dollar(s) and other valuable consideration, K & K Farms, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to Kent Kiburz, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Thirty (30) and more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4), running thence North 346 feet, thence East 296 feet, thence South 346 feet, thence West 296 feet to the point of beginning.

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: 4-18-2022

K & K Farms, Inc., an Iowa corporation

By Keith Urquhart Pres.
Keith Urquhart, President

STATE OF IOWA, COUNTY OF Adair

This record was acknowledged before me on April 18, 2022, by Keith Urquhart, as President, of K & K Farms, Inc. a corporation.

Delene E. Egger
Signature of Notary Public

