

BK: 2022 PG: 2529
Recorded: 8/26/2022 at 10:04:30.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Return To: Adam Ullrich, 25 South Main, Denison, IA 51442
Taxpayer: Kent Kiburz, 2303 West Summit St., Winterset, IA 50273
Preparer: Adam Ullrich, 25 South Main, Denison, IA 51442, Phone: (712) 263-4627



WARRANTY DEED

For the consideration of the correction of title, Kent Kiburz and Melissa Kiburz, by her Attorney-in-Fact, Kent Kiburz, husband and wife, do hereby Convey to Kent Kiburz, the following described real estate in Madison County, Iowa:

The West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) and the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Twenty-five (25), EXCEPT that part of Parcel "C" that lies therein, as shown in Plat of Survey filed in Book 2004, Page 339 on January 22, 2004, in the Office of the Recorder of Madison County, Iowa; AND the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) and the East One-fourth ($E\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Twenty-six (26), ALL in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(10).

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.

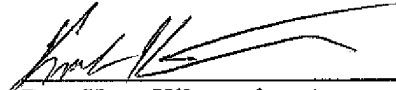
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 25, 2022.



Kent Kiburz, Grantor

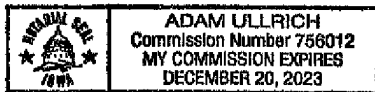
Melissa Kiburz

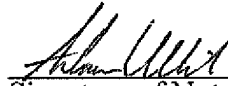


By: Kent Kiburz, her Attorney-in-Fact, Grantor

STATE OF IOWA, COUNTY OF CRAWFORD

This record was acknowledged before me on August 25, 2022, by Kent Kiburz.



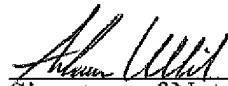


Signature of Notary Public

STATE OF IOWA, COUNTY OF CRAWFORD

This record was acknowledged before me on August 25, 2022, by Kent Kiburz, Attorney-in-Fact for Melissa Kiburz.





Signature of Notary Public