



Document 2024 1279

Book 2024 Page 1279 Type 03 001 Pages 2
Date 6/10/2024 Time 9:58:06AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$2,079.20
Rev Stamp# 171 DOV# 177
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$1,300,000⁰⁰

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Todd G. Nielsen, 211 N. Maple Street, Creston, IA 50801, Phone:
(641) 782-7007

Taxpayer Information: Craig Kropf and Darla Kropf, 3311 Heritage Avenue, Lorimor, IA
50149

Return Document To: Craig Kropf and Darla Kropf, 3311 Heritage Avenue, Lorimor, IA
50149

Grantors: Denver Kauffman and Roberta Kauffman

Grantees: Craig Kropf and Darla Kropf

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Denver Kauffman and Roberta Kauffman, husband and wife, do hereby Convey to Craig Kropf and Darla Kropf, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, INCLUDING parcel "A" located therein, as shown in Plat of Survey filed in Book 2004, Page 1056 on March 10, 2004, in the Office of the Recorder 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.

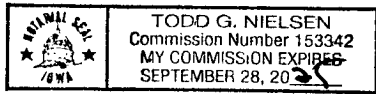
Dated: 5/30/2024

Denver Kauffman, Grantor

Roberta Kauffman, Grantor

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on 5/30/2024 by Denver Kauffman and Roberta Kauffman, husband and wife.



Signature of Notary Public