



Document 2025 1270

Book 2025 Page 1270 Type 03 001 Pages 2
Date 5/23/2025 Time 1:44:03PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$791.20 ANNO
Rev Stamp# 177 DOV# 175 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$495,000

**WARRANTY DEED
Recorder's Cover Sheet**

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

¹
Taxpayer Information: Marty W. Kerns and Katy J. Kerns, 3052 Ivy Trail, Lorimor, IA 50149

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

Grantors: Frank Thomas Lake

Grantees: Marty W. Kerns and Katy J. Kerns


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Four Hundred Ninety-Five Thousand Dollar(s) and other valuable consideration, Frank Thomas Lake, Single, does hereby Convey to Marty W. Kerns and Katy J. Kerns, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 8.508 acres, as shown in Amended Plat of Survey filed in Book 3, Page 421, on April 22, 1999, 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.

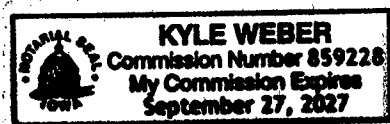
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 5/23/2025

Frank Thomas Lake, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 23, 2025 by Frank Thomas Lake.



Signature of Notary Public