



Document 2010 432

Book 2010 Page 432 Type 03 001 Pages 3

Date 3/02/2010 Time 2:59 PM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$1,667.20

Rev Stamp# 389 DOV# 415

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

1/2



### Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

#### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Bruce Bellamy, Georgine E. Bellamy, Jeff Bellamy and Stephanie Bellamy, 1904 Hogback Bridge Rd., Winterset, IA 50273

EL ✓

**Return Document To:** (Name and complete address)

Bruce Bellamy, Georgine E. Bellamy, Jeff Bellamy and Stephanie Bellamy, 1904 Hogback Bridge Rd., Winterset, IA 50273

**Grantors:**  
K Properties, LLC

**Grantees:**  
Bruce A. Bellamy, Georgine E. Bellamy, Jeff Bellamy and Stephanie Bellamy

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$1,042,500.00 Dollar(s) and other  
valuable consideration, K Properties, LLC

a(n) Limited Liability Company organized and existing under  
the laws of Iowa does hereby Convey to Bruce A. Bellamy, Georgine  
E. Bellamy, Jeff Bellamy and Stephanie Bellamy

the following described real estate in Madison County, Iowa:  
See Legal Description Attached

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: 2/24/10

K Properties, LLC  
a(n) Limited Liability Company

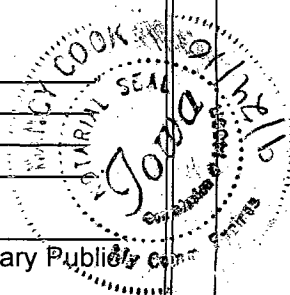
By [Signature]  
Gerald M. Kirke, sole member

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on this 2/24/10  
by Gerald M. Kirke  
as sole member  
of K Properties, LLC

[Signature], Notary Public



The South 115.20 acres of the Southwest Fractional Quarter (1/4) of Section Thirty-one (31), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the South 32 rods of the West 47.3 rods thereof, and except that part heretofore conveyed for highway purposes, (hereinafter referred to as "Parcel 1")



AND

The South 57.20 acres of the Fractional Northwest Quarter (1/4) and the North 22.80 acres of the Fractional Southwest Quarter (1/4) of Section Thirty-one (31), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except the North 642 feet of the West 297 feet of said tracts of land, subject to easements and conveyances for highway purposes (hereinafter referred to as "Parcel 2").