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Date 2/25/2011 Time 9:25 AM
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: PKH Properties, LLC, 2627 - 160th Street, Van Meter, IA 50261



WARRANTY DEED

For the consideration of -----\$1.00--- Dollar(s) and other valuable consideration,
Paul J. Heffron and Kelly L. Heffron, Husband and Wife,

_____ do hereby
Convey to PKH Properties, LLC

_____ the
following described real estate in MADISON County, Iowa:
See 1 in Addendum

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.

Paul J. Heffron
Paul J. Heffron (Grantor)

Dated: 2/24/2011
Kelly L. Heffron
Kelly L. Heffron (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on Feb 24, 2011, by Paul J. Heffron and Kelly L. Heffron

Carol Kiernan
, Notary Public



(This form of acknowledgment for individual grantor(s) only)

Addendum

1. The East 62 feet of the North Half (N 1/2) of Lot Three (3) in Block Eleven (11), of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.
Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.
The consideration for this transfer is less than \$500; therefore, no Declaration of Value or Groundwater Statement is required.