



Document 2011 1279

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Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$95.20
Rev Stamp# 142

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

41

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Emilyn Kitner, 3010 Rustic Ave., Peru, IA 50222</u>		
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Emilyn Kitner, 3010 Rustic Ave., Peru, IA 50222</u>		



\$59,625.68

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Dale Kitner, a Single Person, and Bernice Laura Kitner, a Single Person

do hereby
Convey to Emilyn Patricia Kitner

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.

Dated: May 16, 2011

Dale Kitner (Grantor) Bernice Laura Kitner (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on May 16, 2011, by Dale Kitner
and Bernice Laura Kitner



Tim J. Rethmeier, Notary Public

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

Addendum

1. The West 320 feet of the North 429 feet of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



This Deed is given in satisfaction of a Real Estate Contract recorded in Book 2010, Page 1654 of the Recorder's Office of Madison County, Iowa.