



Document 2011 1920

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Date 7/25/2011 Time 1:02 PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$536.00

Rev Stamp# 218 DOV# 232

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



\$335,400

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Roy Irish, 1735 N.W. 122nd St., Clive, IA 50325, Phone: (515) 210-2137

Taxpayer Information: (Name and complete address)

Kent Kiburz, 2303 W. Summit, Winterset, IA 50273

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

Kent Kiburz, 2303 W. Summit, Winterset, IA 50273

Grantors:

Roy M. Irish
Phyllis I. Irish

Grantees:

Kent Kiburz
Melissa Kiburz

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One----- Dollar(s) and other valuable consideration,
Roy M. Irish and Phyllis I. Irish, husband and wife

do hereby Convey to
Kent Kiburz and Melissa Kiburz, husband and wife, as Joint Tenants with
full rights of survivorship & not as tenants in common the
following described real estate in Madison County, Iowa:

The West half (1/2) of the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), EXCEPT that part of Parcel "C" that lies therein, as shown in Plat of Survey filed in Book 2004, Page 339 on January 22, 2004, in the Office of the Recorder of Madison County, Iowa; AND the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and the East One-fourth (1/4) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), ALL in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., 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: July 15, 2011

Roy M. Irish
Roy M. Irish (Grantor)

(Grantor)

Phyllis I. Irish
Phyllis I. Irish (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POLK
This instrument was acknowledged before me on July 15, 2011, by Roy M. Irish
and Phyllis I. Irish

Jennie Tyler
, Notary Public

