



Document 2012 127

Book 2012 Page 127 Type 03 001 Pages 3

Date 1/16/2012 Time 10:13 AM

Rec Amt \$17.00 Aud Amt \$15.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

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)

Kooker Family Farms, LLC, 2924 214th Trail, Winterset, IA 50273

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

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

**Grantors:**

Raymond E. Kooker  
Vicki M. Sorensen  
Dale M. Sorensen

**Grantees:**

Kooker Family Farms, LLC

**Legal description:** See Page 2

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



### WARRANTY DEED (Several Grantors)

For the consideration of \$1.00

Dollar(s) and other valuable consideration,  
Raymond E. Kooker, Single, Vicki M. Sorensen and Dale M. Sorensen, Husband and Wife

do hereby Convey to  
Kooker Family Farms, LLC

the following described real estate in Madison County, Iowa:

NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section Four (4), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND SW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND The East Half (E $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ); all that part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) lying West of the Highway, and all that part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) lying Southwest of the ditch of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

This deed is exempt from the Iowa Transfer Tax pursuant to Iowa Code Section 428A Section 15.

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: 1-10-2012

Raymond E. Kooker (Grantor) \_\_\_\_\_ (Grantor)

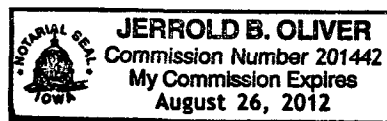
Vicki M. Sorensen (Grantor) \_\_\_\_\_ (Grantor)

Dale M. Sorensen (Grantor) \_\_\_\_\_ (Grantor)

\_\_\_\_\_ (Grantor) \_\_\_\_\_ (Grantor)

STATE OF IOWA, COUNTY OF MADISON

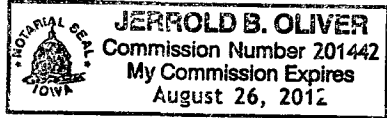
This instrument was acknowledged before me on Jan 10 2012, by  
Raymond E. Kooker



Jerrold B. Oliver, Notary Public

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Jan 10, 2012, by  
Vicki M. Sorensen and Dale M. Sorensen



Jerrold B. Oliver, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by  
\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by  
\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by  
\_\_\_\_\_

\_\_\_\_\_, Notary Public