



Document 2012 1862

Book 2012 Page 1862 Type 03 001 Pages 3

Date 6/27/2012 Time 9:22 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN

DOV# 199

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335

Recorder's Cover Sheet

\$30,100

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)

JKA Enterprises, LLC, 1602 Hwy 169, Winterset, IA 50273

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

JKA Enterprises, LLC, 1602 Hwy 169, Winterset, IA 50273

Grantors:

Madison County, Iowa

Grantees:

JKA Enterprises, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Jerrold B. Oliver

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$30,100.00 Dollar(s) and other valuable consideration, Madison County, Iowa, a(n) County organized and existing under the laws of Iowa does hereby Convey to JKA Enterprises, LLC the following described real estate in Madison County, Iowa:

The North 82 feet of Lot One (1) in Block Eleven (11) of the Original Town of Winterset, Madison County, Iowa

This deed is exempt from the Iowa Transfer Tax pursuant to Iowa Code Section 428A.2 subparagraph 6.

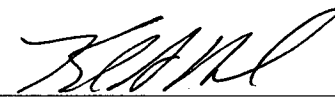
Grantor shall pay for all costs incurred due to continuing underground contamination, including all costs of testing and remediation required by the Iowa Department of Natural Resources until Madison County receives a notice of "No Further Action" from the Iowa Department of Natural Resources. This provision shall survive the closing.

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: 6/19/12

Madison County, Iowa, an Iowa County

By X 

Kirk Macumber, Chair,
Madison County Board of Supervisors

Attest:

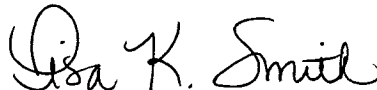
X 
Joan Welch, Auditor

Seal



STATE OF IOWA, COUNTY OF MADISON, ss:

On this 19th day of June, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kirk Macumber and Joan Welch, to me personally known, who, being by me duly sworn, did say that they are the Chairperson of the Board of Supervisors and County Auditor, respectively, of the County of Madison, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its Board of Supervisors, as contained in a resolution on file in the Office of the Madison County Recorder passed by the Board of Supervisors on the 12th day of June, 2012; and Kirk Macumber and Joan Welch acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Notary Public in and for said State.

