



Document 2012 2110

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Date 7/18/2012 Time 10:40 AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$831.20

Rev Stamp# 216 DOV# 232

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4612

Return to:

Joseph M. Kimball and Amy N. Kimball, 1410 Hwy 169, Winterset, IA 50273

Mail tax statements to:

Joseph M. Kimball and Amy N. Kimball, 1410 Hwy 169, Winterset, IA 50273

Order No.: MES-39997/KH

\$520,000

## WARRANTY DEED

Legal: Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 12.664 acres, as shown in Amended Plat of Survey filed in Book 3, Page 605 on July 10, 2000, in the Office of the Recorder of Madison County, Iowa, EXCEPT that part thereof conveyed for highway purposes; AND Parcel "D" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-five (25) and in the Fractional Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.379 acres, as shown in Plat of Survey filed in Book 2012, Page 1741 on June 14, 2012, in the Office of the Recorder of Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Gregory R. Hilsabeck, a single person, does hereby convey unto Joseph M. Kimball and Amy N. Kimball, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

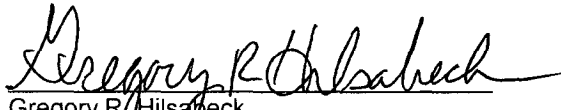
ABENDROTH & RUSSELL, P.C.

1/3

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

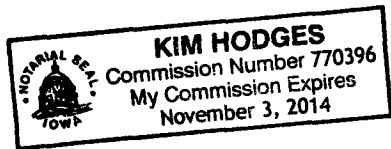
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

  
Gregory R. Hilsabeck

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on July 10<sup>th</sup> 2012 by Gregory R. Hilsabeck, a single person.



  
Notary Public in and for said State