



Document 2013 959

Book 2013 Page 959 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 88 DOV# 89

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



Warranty Deed

(Corporate/Business Entity Grantor)

THE IOWA STATE BAR ASSOCIATION

Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Kenneth Kauzlarich and Terri L. Kauzlarich

2989 - 200th Trail

Prole, IA 50229

Return Document To: (Name and complete address)

Mark L. Smith ✓ *Kenneth & Terri Kauzlarich*

POB 230
2989 - 200th Trail

Winterset, IA 50273
Prole, Ia 50229

Grantors:

Kauzlarich Properties, LLC

Grantees:

Kenneth Kauzlarich and Terri L. Kauzlarich,
as Joint Tenants with full rights of
survivorship and not as Tenants in Common,

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of -----\$60,000.00----- Dollar(s) and other
valuable consideration, Kauzlarich Properties, LLC

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Kenneth Kauzlarich and Terri
L. Kauzlarich, as Joint Tenants with full rights of survivorship and not as Tenants in Common,

the following described real estate in MADISON County, Iowa:
Parcel "B" located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section
Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.,
Madison County, Iowa, containing 16.04 acres, as shown in Plat of Survey filed in Book 2010, Page
2706 on October 29, 2010, in the Office of the Recorder of Madison County, Iowa.

Kauzlarich Properties, LLC. is a member-managed L.L.C. and Kenneth Kauzlarich, Jr., as
member-manager of the L.L.C., has authority to sign on behalf of this L.L.C. This transaction is
occurring in the ordinary course of business; or, all Members have consented to this real estate
transaction.

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 sin-
gular or plural number, according to the context.

Dated: April 3, 2013

Kauzlarich Properties, LLC
a(n) Limited Liability Company

By *Kenneth Kauzlarich, Jr.*
Kenneth Kauzlarich, Jr., Partner

By _____

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this April 3, 2013
by Kenneth Kauzlarich, Jr.
as Partner
of Kauzlarich Properties, LLC

Carol Kiernan
_____, Notary Public

