



Document 2013 1809

Book 2013 Page 1809 Type 03 001 Pages 2  
Date 6/18/2013 Time 9:14 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$332.00  
Rev Stamp# 170 DOV# 172  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
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SCAN  
CHEK

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Official Form No. 101 - May 2006

G. Stephen Walters

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Kenneth I. Klingaman, 2285 Fawn Lane, Winterset, IA 50273



### WARRANTY DEED

For the consideration of 208,000.00 Dollar(s) and other valuable consideration,  
Edward Y. McClelland, an unmarried person

do hereby

Convey to Kenneth I. Klingaman

the

following described real estate in Madison County, Iowa:

See 1 in Addendum

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.

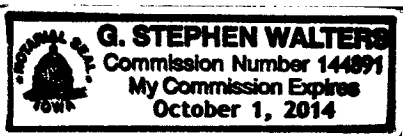
Dated: June 17, 2013

Edward Y. McClelland (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on June 17, 2013, by Kenneth I. Klingaman and Edward Y. McClelland



G. Stephen Walters, Notary Public

## Addendum

1. Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2012, Page 810 on March 19, 2012, in the Office of the Recorder of Madison County, Iowa.