



Document 2013 3780

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Date 12/20/2013 Time 3:53 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$2,378.40

Rev Stamp# 385 DOV# 396

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

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Official Form No. 101 - August 2013

Jerrold B. Oliver

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

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

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

Taxpayer: Kent Kiburz, 2303 West Summit, Winterset, IA 50273



WARRANTY DEED

For the consideration of ----\$1,487,000.00---- Dollar(s) and other valuable consideration,
Mary Ann Green, Single,

do hereby

Convey to Kent Kiburz

the

following described real estate in MADISON County, Iowa:
See Attached Legal Description

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.

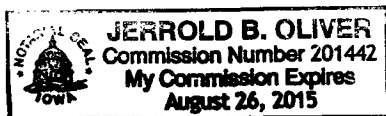
Dated: 12-20-13

Mary Ann Green
Mary Ann Green (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 12 day of Dec, by Mary Ann Green



Jerrold B. Oliver
Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

THE NORTHEAST QUARTER (1/4) OF SAID SECTION THIRTY-FIVE (35) AND THE NORTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THIRTY-FIVE (35), ALL IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA EXCEPT THE LAND TAKEN IN FEE SIMPLE FOR U.S.HIGHWAY 169 AND STATE HIGHWAY 92 RIGHT OF WAY CONDEMNED BY THE IOWA STATE HIGHWAY COMMISSION IN THOSE CONDEMNATION PROCEEDINGS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA ON OCTOBER 14, 1974 IN BOOK 111 AT PAGE 89, AND EXCEPT A TRACT OF LAND LOCATED IN THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION THIRTY-FIVE (35), CONTAINING 3.6298 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN FARM PLAT BOOK 2, PAGE 27 ON MARCH 13, 1986, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA AND EXCEPT PARCEL B AS SHOWN IN THE PLAT OF SURVEY IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2 NE1/4) IN SECTION THIRTY-FIVE (35), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA AS RECORDED ON DECEMBER 20, 2013 IN BOOK ~~2013~~, PAGE 3777 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA