



Document 2014 228

Book 2014 Page 228 Type 03 001 Pages 2

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INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

CHET R. CHICKERING, 621 WEST BENTON, WINTERSSET, IA 50273, Phone:
(515) 462-4929

Taxpayer Information: (Name and complete address)

SKH PARTNERS
2516 EVERGREEN DRIVE
PLANO, TX 75075

Return Document To: (Name and complete address)

SCOTT & KRISTINE HRAHA
2516 EVERGREEN DRIVE
PLANO, TX 75075

Grantors:

JANSSERING PTR

Grantees:

Skh Partners

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of ONE HUNDRED SIXTY-TWO THOUSAND

Dollar(s) and other valuable consideration,
JANSSERING PTR

do hereby Convey to
SKH Partners

the following described real estate in MADISON County, Iowa:

A part of Lot Fifteen (15) of Hutchings' Addition to the City of Winterset, Madison County, Iowa, described as commencing at the North Quarter (1/4) Corner of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 547.74 feet along along the West line of the Northeast Quarter (1/4) of said Section One (1) which is also the centerline of 8th Avenue to the Northwest Corner of said Lot Fifteen (15) and the Point of Beginning, thence North 89°52'48" East 162.21 feet along the North line of said Lot Fifteen (15), thence South 101.75 feet, thence South 89°52'48" West 162.21 feet, thence North 101.75 feet to the Point of Beginning, containing 0.3789 acres, and including Units 1, 2, 3 & 4, situated thereon, and all rights and obligations associated therewith as a result of the "Declaration of Submission of Property To Horizontal Property Regime For the Jansserring Condominiums" filed at Book 2004, Page 2220,

This deed is given in fulfillment of the contract recorded in Book 2005, Page 2729

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 4 DEC 2013

Chet R. Chickering
CHET R. CHICKERING
Susan K. Chickering
SUSAN K. CHICKERING

STATE OF IOWA, COUNTY OF MADISON, SS:

On this 4 day of DECEMBER, 2013, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Chet R. Chickering and Susan K. Chickering, Husband and Wife, to me personally known, who being by me duly sworn, did say that they are the sole partners of Jansserring Ptr, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partners acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partners voluntarily executed.

Jeffrey J. Nola
Notary Public in the State of Iowa

