



Document 2014 609

Book 2014 Page 609 Type 03 001 Pages 3

Date 3/18/2014 Time 11:30 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$999.20

Rev Stamp# 79 DOV# 86

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

**Type of Document: Warranty Deed**

\$ 625,000.00

Abendroth & Russell, PC  
2560 73rd Street

Joseph F. Wallace

Urbandale, IA 50322-4700

(515)453-4637

**Preparer Information:** (Individual's Name, Street Address, City, Zip, Phone)

The William C. Knapp

Revocable Trust and Susan K.

C/O Knapp Properties, Inc., 5000 Westown Pkwy.,

Knapp

Suite 100, West Des Moines, IA 50266

**Taxpayer Information:** (Individual/Company Name, Street Address, City, Zip, Phone)

The William C. Knapp

Revocable Trust and Susan K.

C/O Knapp Properties, Inc., 5000 Westown Pkwy.,

E ✓ Knapp

Suite 100, West Des Moines, IA 50266

**Return Document to:** (Individual/Company Name, Street Address, City, Zip, Phone)

**Grantors:**

K Properties, LLC

**Grantees:**

The William C. Knapp Revocable Trust and Susan K. Knapp

**Legal Description:**

Parcel "A" located in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.887 acres as shown in Farm Plat Book 2, Page 152 on May 12, 1989 in the Office of the Recorder of Madison County, Iowa; AND Parcel "A" located in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of said Section Twelve (12) containing 6.92 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 2, Page 554 on March 7, 1995 in the Office of the Recorder of Madison County, Iowa.

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

William C. Knapp Revocable Trust and Susan K. Knapp, C/O Knapp Properties, Inc., 5000  
Westown Pkwy., Suite 100, West Des Moines, IA 50266

Mail tax statements to:

William C. Knapp Revocable Trust and Susan K. Knapp, C/O Knapp Properties, Inc., 5000  
Westown Pkwy., Suite 100, West Des Moines, IA 50266

Order No.: MES-50520/BS

## WARRANTY DEED

Legal: Parcel "A" located in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.887 acres as shown in Farm Plat Book 2, Page 152 on May 12, 1989 in the Office of the Recorder of Madison County, Iowa; AND Parcel "A" located in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of said Section Twelve (12) containing 6.92 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 2, Page 554 on March 7, 1995 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, **K Properties, LLC**, a limited liability company, does hereby convey unto **The William C. Knapp Revocable Trust and Susan K. Knapp**, as tenants in common, the above-described real estate.

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

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The grantor is a manager-managed limited liability company, and the execution of this deed was consented to by a majority of the managers.

**This sale is made in the ordinary course of business of the limited liability company.**

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.

K Properties, LLC

BY: 


Gary Kirke  
Manager

STATE OF Florida )

COUNTY OF Madison )

SS:

This instrument was acknowledged before me on Feb 25-2014 by Gary Kirke as Manager of K Properties, LLC.

  
Notary Public in and for said State

