



Document 2014 1296

Book 2014 Page 1296 Type 03 001 Pages 2
Date 6/03/2014 Time 11:07 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$81.60
Rev Stamp# 174 DOV# 179

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - August 2013

Claire B. Patin

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

Return To: Claire B. Patin, 106 East Salem, P. O. Box 215, Indianola, IA 50125, (515) 961-2574

Preparer: Claire B. Patin, 106 East Salem, P. O. Box 215, Indianola, IA 50125, (515) 961-2574

Taxpayer: Kyle W. Kuhns, 2105 North 1st Street, Winterset, IA 50273



\$51,250

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Frank C. Elderkin and Melinda Sue Elderkin, husband and wife,

do hereby

Convey to Kyle W. Kuhns the

following described real estate in Madison County, Iowa:

An undivided one-half interest in the following described property:

Lot Five (5) of West Court Addition to the Original Town of Winterset, Madison County, Iowa

Melinda Sue Elderkin is not a titleholder and is executing the deed solely to release her dower rights.

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.

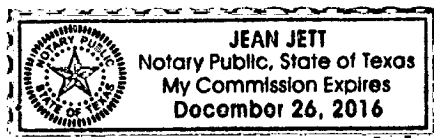
Dated: March 17, 2014

Frank C. Elderkin
Frank C. Elderkin (Grantor)

Melinda Sue Elderkin
Melinda Sue Elderkin (Grantor)

STATE OF TEXAS, COUNTY OF DENTON

This record was acknowledged before me this 17 day of March, 2014, by Frank C. Elderkin



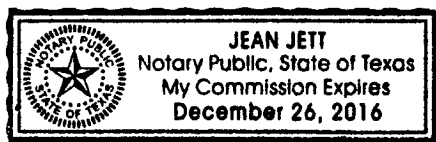
Jean Jett
Signature of Notary Public

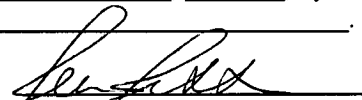
(This form of acknowledgment for individual grantor(s) only)

Acknowledgments for Individuals

STATE OF TEXAS, COUNTY OF DENTON

This record was acknowledged before me this 17 day of March, 2014, by
Melinda Sue Elderkin




Signature of Notary Public