



Document 2015 488

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Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$95.20  
Rev Stamp# 50 DOV# 52

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



\$60,000

### Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

Recorder's Cover Sheet

WF 9260

**Preparer Information:** (Name, address and phone number)

Matthew D. Kern, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266, (515) 283-1801

*[Signature]*

**Taxpayer Information:** (Name and complete address)

Nicholas Franklin, 145 Turner East St, Truro, IA 50257

**Return Document To:** (Name and complete address)

Nicholas Franklin, 145 Turner East St, Truro, IA 50257

**Grantors:**  
J & E Enterprises, Inc.

**Grantees:**  
Nicholas Franklin

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, J & E Enterprises, Inc.

a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Nicholas Franklin

the following described real estate in Madison County, Iowa: Parcel "F", located on a part of Lot Five (5) of Liken's Second Addition to the Town of Truro, and located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, on part of the former Chicago, Burlington & Quincy Rail Road Company right-of-way, ALL located in the Town of Truro, Madison County, Iowa, and containing 0.225 acres, as shown in Plat of Survey filed in Book 2003, Page 3122 on May 29, 2003 in the Office of the Recorder of Madison County, Iowa.



The grantor hereby covenants with grantees, and successors in interest, that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: February 19, 2015

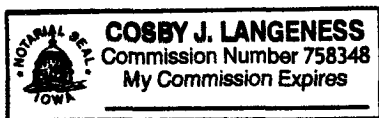
J & E Enterprises, Inc.  
a(n) Corporation

By *Ernest Kephart*  
Ernest Kephart, President

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on this 19th day of February, 2015,  
by Ernest Kephart  
as President  
of J & E Enterprises, Inc.



*[Signature]*  
Signature of Notary Public