



Document 2015 1103

Book 2015 Page 1103 Type 03 001 Pages 1
Date 5/01/2015 Time 10:55 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$79.20
Rev Stamp# 116 DOV# 127

INDX ✓
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Return To: Mark L. Smith, POB 230, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Kyle Kuhns, 903 West Court, Winterset, IA 50273



WARRANTY DEED

For the consideration of -----\$50,000.00----- Dollar(s) and other valuable consideration,
Judy A. James, Single,

do hereby

Convey to Kyle Kuhns

the

following described real estate in Madison County, Iowa:
Parcel "A" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 437 on January 21, 1994, in the Office of the Recorder of Madison County, Iowa.



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 Warranty 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.

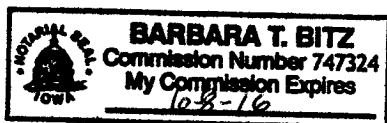
Dated: 4/22/2015

Judy A. James
Judy A. James (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 22 day of APRIL, 2015, by Judy A. James



Barbara T. Bitz
Signature of Notary Public

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