



Document 2016 70

Book 2016 Page 70 Type 03 001 Pages 2

Date 1/11/2016 Time 8:49:10AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$146.40

Rev Stamp# 8 DOV# 7

INDEX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

©THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 - May 2006

Mark L. Smith

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

Return To: Mark L. Smith, POB 230, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Justin W. and Jennifer M. Porter, 2433 Meadow Valley Court, Winterset, IA 50273



### WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$92,000.00---- Dollar(s) and other valuable consideration,  
Kyle Kuhns, single,

do hereby

Convey to Justin W. Porter and Jennifer M. Porter,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
madison County, Iowa:

See 1 in Addendum

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.

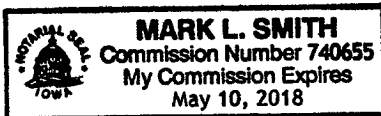
Dated: 1/8/16

Kyle Kuhns (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 8th day of January, 2016, by  
Kyle Kuhns



Mark L. Smith  
Signature of Notary Public

## Addendum

1. 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.