



Document 2016 1310

Book 2016 Page 1310 Type 03 001 Pages 1

Date 5/17/2016 Time 4:10:45PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

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

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

Taxpayer: Derek & Emily Kimzey, 2917 - 328th Street, Truro, IA 50257

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration, James M. Herman and Peggy L. Herman, Husband and Wife,

----- do hereby Convey to Derek Kimzey and Emily Kimzey,

----- as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Parcel "G" of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27), West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey recorded in Book 2016, Page 1047 on April 25, 2016, in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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 on 5-13-16

James M. Herman
James M. Herman (Grantor)

Peggy L. Herman
Peggy L. Herman (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-13-16, by James M. Herman and Peggy L. Herman

Melissa Young
Signature of Notary Public
MELISSA YOUNG
Commission Number 728704
My Commission Expires
6-2-16