



Document 2016 1873

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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$1,199.20

Rev Stamp# 245 DOV# 252

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Prepared by: Karen L. Karr, 666 Grand Ave., Suite 2000, Des Moines, Iowa 50309: (515) 242-2400

Return to/Taxpayer: Kent Kiburz, 2303 W. Summit Street, Winterset, Iowa 50273

\$750,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Steve and Susan Wallace, husband and wife ("Grantor"), do hereby convey to Kent Kiburz, a married person ("Grantee"), the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southeast Quarter (1/4) and the East Half (1/2) of the Southwest Quarter (1/4) of Section Four (4), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to easements, covenants and restrictions of record.

Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds 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 they 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, and Susan Wallace joins in the execution of this Deed for the sole purpose of relinquishing, all rights of dower, homestead and distributive share in and to the real estate described herein. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated effective: June 30, 2016

GRANTOR:

Steve Wallace and Susan Wallace

Steve Wallace

Susan Wallace

STATE OF IOWA, COUNTY OF Dubuque SS:

This record was acknowledged before me on June 28, 2016, by Steve Wallace and Susan Wallace, husband and wife.



Signature of Notary Public