

BK: 2016 PG: 2620
Recorded: 9/7/2016 at 12:01:36.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)
Gloria J. Neal
1311 Creamery Road
Dexter, Iowa 50070

Return Document To: (Name and complete address)
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
Joy Neal Kidney
Gloria Jean Neal

Grantees:
Gloria Jean Neal

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100ths (\$1.00) Dollar(s) and other valuable consideration, Joy Neal Kidney and Guy N. Kidney, wife and husband; Gloria Jean Neal, a single person, do hereby Convey to GLORIA JEAN NEAL

the following described real estate in Madison County, Iowa:

Parcel "D" in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 19, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown by the Plat of Survey recorded in Book 2016, Page 128, in the Office of the Recorder of Madison County, Iowa.

This deed is given for the private partition of property and for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 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 August 23, 2016

Joy Neal Kidney (Grantor)

Gloria Jean Neal (Grantor)

Guy N. Kidney (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 23, 2016, by Joy Neal Kidney and Guy N. Kidney, and Gloria Jean Neal



Signature of Notary Public