



Document 2017 623

Book 2017 Page 623 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$1,199.20 ANNO

Rev Stamp# 76 DOV# 81 SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

Recorder's Cover Sheet

A1032755

Preparer Information: \$150,000

Angela Hill-Hartley, 200 E. 1st Street, Suite B, Leon, IA 50144; Ph: 641-446-4143

1/2
Taxpayer Information:

Cougar Canyon, LLC, 4123 NW 95th Place, Polk City, IA 50226

✓
Return Document To:

E Angela Hill-Hartley, 200 E. 1st Street, Suite B, Leon, IA 50144; Ph: 641-446-4143

Grantors:

Jerry Norman Hill

Grantees:

Cougar Canyon, LLC

Legal Description: pg 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Jerry Norman Hill, a single person** (Grantors) does hereby Convey to **Cougar Canyon, LLC** (Grantees)

the following described real estate in MADISON County, Iowa:

The East Half of the Northwest Quarter (E 1/2 NW 1/4); the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4); and the West Half of the Southwest Quarter of the Northeast Quarter (W 1/2 SW 1/4 NE 1/4) of Section 9; and the West Half of the Southeast (W 1/2 SE 1/4) of Section 4, EXCEPT Parcel "A" located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 4, containing 8.028 acres, as shown in Plat of Survey filed in Book 3, Page 479 on September 1, 1999, in the Office of the Recorder of Madison County, Iowa

AND

Parcel "C" located in the South Half of the Southwest Quarter (S 1/2 SW 1/4) of said Section 4, and in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 9, containing 20.50 acres, shown in Plat of Survey recorded in Book 2007, Page 1610, on April 19, 2007 in the Office of the Recorder of Madison County, Iowa, ALL in Township 74 North, Range 26 West of the 5th P..M., 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 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: 2/24/17

Jerry Norman Hill
Jerry Norman Hill, Grantor

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on February 24, 2017 by Jerry Norman Hill..



Matthew M. Hurn
NOTARY PUBLIC