



Document 2017 639

Book 2017 Page 639 Type 03 001 Pages 1
Date 2/27/2017 Time 3:46:07PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$287.20
Rev Stamp# 79 DOV# 84

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

Return to: Kuhns Construction, LLC, 1717 Summit, Winterset, IA 50273
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Kuhns Construction, LLC, 1717 Summit, Winterset, IA 50273
For the consideration of \$180,000.00 Dollar(s) and other valuable
consideration, Joyce F. Larsen, Single

do hereby Convey to
Kuhns Construction, LLC

the following described real estate in
Madison County, Iowa: A tract of land located in the Southeast Quarter (SE 1/4) of the
Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range
Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as
follows, to-wit: Commencing at a point 60 feet North and 430 feet West of the Southeast Corner of
said Section Thirty-five (35), and running thence North 208.71 feet; thence West 208.71 feet; thence
South 208.71 feet; thence East 208.71 feet to the place of beginning.



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 2-29-17

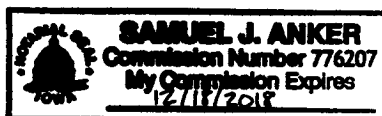
Brian Larsen

Joyce F. Larsen(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 24, 2017, by Joyce F. Larsen,
by Brian Larsen as POA



Samuel J. Anker
Signature of Notary Public