



Document 2017 778

Book 2017 Page 778 Type 03 001 Pages 2

Date 3/09/2017 Time 11:48:13AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$307.20

Rev Stamp# 101 DOV# 104

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$192,500

Preparer Information: (Name, address and phone number)

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

1
2

Taxpayer Information: (Name and complete address)

Tracy A. Hoover, 1717 West Summit, Winterset, IA 50273

Return Document To: (Name and complete address)

American State Bank, 809 North John Wayne Drive, Winterset, IA 50273

Grantors:

Kuhns Construction, LLC

Grantees:

Tracy A. Hoover

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$192,500.00----- Dollar(s) and other valuable consideration, Kuhns Construction, LLC, a(n) Limited Liability Company organized and existing under the laws of IOWA does hereby Convey to Tracy A. Hoover

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 point of beginning.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on 03/09/2017.

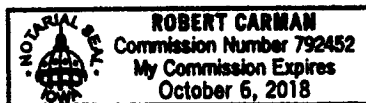
Kuhns Construction, LLC, a(n) Limited Liability Company

By [Signature]
Kyle Kuhns, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 03/09/2017, by Kyle Kuhns

as Member-Manager
of Kuhns Construction, LLC



[Signature]
Signature of Notary Public