



Document 2017 2238

Book 2017 Page 2238 Type 03 001 Pages 1  
Date 7/20/2017 Time 3:51:05PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$63.20  
Rev Stamp# 303 DOV# 309

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### WARRANTY DEED

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 23, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer: Kincade Farmland Irrevocable Living Trust, 1702 260th Street, Winterset, IA 50273

For the consideration of \$40,000.00 Dollar(s) and other valuable consideration, James M. Nelle, a Single Person,

do hereby Convey to

Stephanie Jo McCord, Elizabeth Ann Kennedy, John Adam Kincade, Angela Kate Stephens and Kristen Lee Campbell, Trustees of the Kincade

Farmland Irrevocable Living Trust under Trust Agreement dated November 21, 2012,

the following described real estate in

MADISON County, Iowa: Parcel "D" located in the Northwest Quarter (1/4) of the Northwest

Quarter (1/4) of Section Thirty-two (32), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.02 acres, as shown in Plat of Survey filed in Book 2014, Page 2604 on October 15, 2014, in the Office of the Recorder of 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.

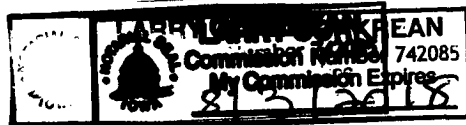
Dated on July 20, 2017

James M. Nelle  
James M. Nelle (Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on July 20, 2017, by James M. Nelle



Larry L. Kirkman  
Signature of Notary Public