



Document 2017 2398

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Date 8/03/2017 Time 12:33:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$543.20

Rev Stamp# 341 DOV# 347

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

Return to: Cougar Canyon LLC, 8748 NW 27th Court, Ankeny, IA 50023

F1037348

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

Taxpayer: Cougar Canyon LLC, 8748 NW 27th Court, Ankeny, IA 50023

For the consideration of \$340,000.00 Dollar(s) and other valuable consideration, Betty M. King, Single; And, Vernon L. King and Julie A. King, Husband and Wife,

Cougar Canyon LLC

do hereby Convey to

the following described real estate in

MADISON County, Iowa: The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (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 on 8-1-17

Betty M. King
Betty M. King (Grantor)

Vernon L. King and Julie A. King
Vernon L. King And Julie A. King (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8-1-17, by Betty M. King

Betty M. King, Vernon L. King + Julie A. King



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8-1-17, by Vernon L. King
and Julie A. King



Sarah M. Cowman
Signature of Notary Public