



Document 2017 2804

Book 2017 Page 2804 Type 03 001 Pages 1
Date 9/06/2017 Time 11:47:44AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$136.80
Rev Stamp# 395 DOV# 401
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED - JOINT TENANCY

Return to: PKH Properties, LLC, 2627 160th Street, Van Meter, IA 50261
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: PKH Properties, LLC, 2627 160th Street, Van Meter, IA 50261

For the consideration of ---\$86,000.00--- Dollar(s) and other valuable consideration, William K. Kirkpatrick and Deloris E. Kirkpatrick, husband and wife do hereby Convey to PKH Properties, LLC

PKH Properties, LLC as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: The East 50 feet of Lot Five (5) in Block Two (2) of Laughridge & Cassidy's Addition to the Town of Winterset, 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 9/11/17

William K. Kirkpatrick (Grantor)

Deloris E. Kirkpatrick (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/11/17, by William K. Kirkpatrick and Deloris E. Kirkpatrick

JUSTIN W. TABER
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires: Feb. 3, 2019
Commission # 15411010

Signature of Notary Public