

**BK: 2018 PG: 923**  
**Recorded: 3/27/2018 at 10:20:57.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Sandra K. Kristufek  
Ronnie G. Ahnen  
4888 Waterford Drive  
West Des Moines, Iowa 50265

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Ronald G. Ahnen

**Grantees:**

Ronnie G. Ahnen

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, RONNIE G. AHNEN, sometimes referred to as Ronald G. Ahnen, a single person, RONNIE G. AHNEN do hereby Convey to

the following described real estate in Madison County, Iowa: An undivided one-half interest in and to:

The Northeast Quarter (NE1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Wherever in the chain of title to the above described real estate the names Ronald G. Ahnen and Ronnie G. Ahnen appear, they refer to one and the same person, namely Ronnie G. Ahnen.

Consideration for this transfer is less than \$500; therefore, it is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 March 27, 2018

(Grantor)

Ronnie G. Ahnen (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on March 27, 2018, by Ronnie G. Ahnen



Signature of Notary Public