



Document 2018 1898

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Date 6/15/2018 Time 2:22:01PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,740.00

Rev Stamp# 237 DOV# 236

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 1,088,000.⁰⁰

WARRANTY DEED - JOINT TENANCY



Return to: Paul Bentley and Melissa Bentley, 2989 200th Trail, Prole, IA 50229

Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Paul Bentley and Melissa Bentley, 2989 200th Trail, Prole, IA 50229

For the consideration of ---\$1.00--- Dollar(s) and other valuable consideration, Kenneth Kauzlarich, a/k/a Kenneth Kauzlarich, Sr., a single person

do hereby Convey to Paul Bentley and Melissa Bentley, husband and wife

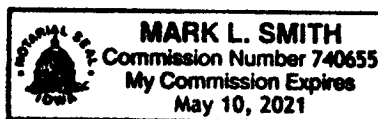
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See attached legal description.

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 6/15/18

Kenneth Kauzlarich
Kenneth Kauzlarich (Grantor) (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 6/15/18, by Kenneth Kauzlarich



Mark L. Smith
Signature of Notary Public

The Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), all in Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND a parcel of land located in the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty (20), more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty (20), thence along the East line of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty (20), North $00^{\circ}00' 46.0$ feet, thence South $34^{\circ}24'$ West 57.8 feet, thence South $01^{\circ}19'$ West, 610.6 feet to the centerline of a County Road, thence along said centerline North $77^{\circ}45'$ East, 47.8 feet, thence along the East line of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty (20), North $00^{\circ}00' 602.00$ feet to the point of beginning, said parcel contains 0.569 acres;



AND

Parcel "B" located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 16.04 acres, as shown in Plat of Survey filed in Book 2010, Page 2706 on October 29, 2010, in the office of the Recorder of Madison County, Iowa.

