



BK: 2018 PG: 4061
Recorded: 12/12/2018 at 3:25:13.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$392.80
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)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th St., Ste. 209, Urbandale, IA 50322, Phone: (515) 222-1700

Taxpayer Information: (Name and complete address)

Ricardo Villanueva, Jr., 2644 Truro Rd, Saint Charles, IA 50240

Return Document To: (Name and complete address)

Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th St., Ste. 209, Urbandale, IA 50322

Grantors:

Kyle D. Stark
Jessica Stark

Grantees:

Ricardo Villanueva, Jr.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration, Kyle D. Stark and Jessica Stark, a married couple, Ricardo Villanueva, Jr., a single person, do hereby Convey to MADISON County, Iowa: the following described real estate in

Parcel "C" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing approximately 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 637 on December 1, 1995 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 12/9/2018

[Signature of Kyle D. Stark]

Kyle D. Stark (Grantor)

[Signature of Jessica Stark]

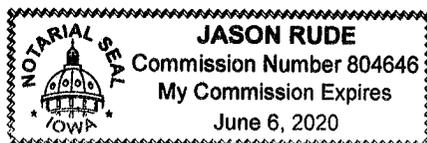
Jessica Stark (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 12/9/2018, by Kyle D. Stark and Jessica Stark, a married couple



[Signature of Jason Rude] Signature of Notary Public