



Document 2019 1759

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**Prepared by and**

Return to: Michael P. Holzworth, 5835 Grand Avenue, Suite 104, Des Moines, IA 50312, (515) 274-0279

Taxpayer: Kenneth M. Flaherty, 28665 Hickory Lodge Drive, Van Meter, IA 50261

**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration Kevin M. Flaherty and Shelley S. Flaherty, husband and wife, as joint tenants with rights of survivorship, do hereby Convey to Kenneth M. Flaherty and Susan M. Flaherty, husband and wife, as joint tenants with full rights of survivorship, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

An undivided 78.96 percent of our 80% interest in and to:

The real estate described and attached as Exhibit A and by this reference incorporated

Exemption: 428A.2(21)

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: 6-10-19

Kevin M. Flaherty

Kevin M. Flaherty (Grantor)

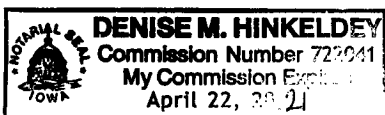
Shelley S. Flaherty

Shelley S. Flaherty (Grantor)

STATE OF IOWA, COUNTY OF ~~POK~~ Buena Vista

This record was acknowledged before me this 10<sup>th</sup> day of June, 2019 Kevin M. Flaherty and Shelley S. Flaherty, husband and wife.

Denise M Hinkeldey  
Signature of Notary Public



**Exhibit "A"**

**Parcel "C", a part of Government Lot Six (6) of the Government Subdivision of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND Parcel "A" located in the North Half (1/2) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, both parcels containing a combined 63.71 acres, and both parcels as shown in Plat of Survey filed in Farm Plat Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa.**

