



Document 2021 1214

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Date 3/24/2021 Time 12:52:07PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$359.20

Rev Stamp# 128 DOV# 128

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED

\$225,000

**PREPARED BY AND RETURN TO: P.A. HENRICHSEN – HENRICHSEN LAW OFFICE 10430
NEW YORK AVE SUITE B URBANDALE IA 50322 pa@henrichsenlawoffice.com 515.727.5330**

Send Tax Statements to: Julian Pinon, 615 Davis Ave., Des Moines, IA 50315

Grantor/Affiant: K Bar S Ranch Partnership No. 1

Grantee: Julian Pinon

Legal Description: The East Half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

For the Consideration of ONE Dollar(s) and other valuable consideration, K Bar S Ranch Partnership No. 1, a Partnership (also known as "Grantor") does hereby convey to Julian Pinon, a ~~single~~ person, the following described Real Estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This conveyance is in the ordinary course of the Grantor's business or affairs.

Subject to all Covenants, Restrictions and Easements of Record.

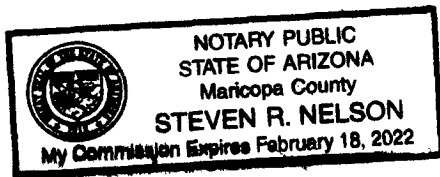
The Seller hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number; masculine or feminine gender; according to the context.

[signatures and notary appear on the following page]

Dated: March 15, 2021

K BAR S RANCH PARTNERSHIP NO. 1



Kent E. Klopfenstein
By: Kent E. Klopfenstein, Partner

STATE OF ARIZONA COUNTY OF MARICOPA SS. 15

This instrument was acknowledged before me, dated March 15th, 2021, by Kent E. Klopfenstein, who being by me duly sworn, did say that he is one of the partners of K Bar S Ranch Partnership No. 1.

[Signature]

Notary Public in and for the State of ARIZONA

COMM # 543490

EXPIRES FEB 18, 2022