



Document 2021 1288

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Date 3/30/2021 Time 11:56:07AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$331.20

Rev Stamp# 133 DOV# 135

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED

\$207,375

✓ 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: Weston C. Pieper and Kelsey A. Sandon, 9391 Lake Dr., West Des Moines, IA
50266

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

Grantee: Weston C. Pieper and Kelsey A. Sandon

Legal Description: The West 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 Weston C. Pieper, a
single person, and Kelsey A. Sandon, a single person, as joint tenants with full right of survivorship and
not as tenants in common, the following described Real Estate in Madison County, Iowa:

The West 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.

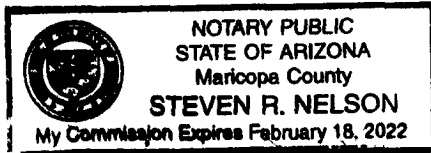
The Seller hereby covenants with grantees, and successors in interest, that it holds the real estate
by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real
estate is free and clear of all liens and encumbrances, except as may be above stated; and 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 24, 2021

K BAR S RANCH PARTNERSHIP NO. 1



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

STATE OF Az, COUNTY OF Maricopa SS:

This instrument was acknowledged before me, dated March 24th, 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 # 53490

EXPIRES FEB. 18, 2022