

Document 2021 1515

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Date 4/12/2021 Time 2:27:48PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$271.20

Rev Stamp# 160 DOV# 161

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED

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

Return to: Outlot Z, LLC 4026 124th Street Urbandale IA 50323

Send Tax Statements to: Outlot Z, LLC 4026 124th Street Urbandale IA 50323

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

Grantee: Outlot Z, LLC

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 Outlot Z, LLC the following described Real Estate in Madison County, Iowa:

See attached Exhibit A

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

Subject to all Covenants, Restrictions and Easements of Record.

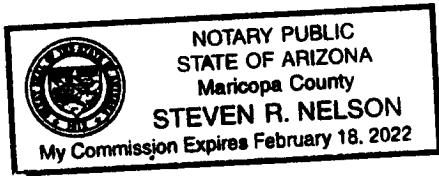
The Seller hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and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

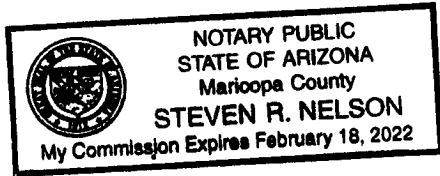
[signatures and notary appear on the following page]

Dated: April 8, 2021

K BAR S RANCH PARTNERSHIP NO. 1



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



Karen A. Klopfenstein
 By: Karen A. Klopfenstein, Partner

STATE OF ARIZONA COUNTY OF Maricopa

This instrument was acknowledged before me, dated April 08, 2021, by Kent E. Klopfenstein and Karen A. Klopfenstein, who being by me duly sworn, did say that they are the partners of K Bar S Ranch Partnership No. 1.

[Signature]
 Notary Public in and for the State of ARIZONA

EXHIBIT "A"

Parcel "AD" located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 14.134 acres; AND Outlot "A" located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirteen (13), containing 14.129 acres; both parcels as shown in Plat of Survey filed in Book 2021, Page 1144 on March 19, 2021, in the Office of the Recorder of Madison County, Iowa.