



Document 2021 1520

Book 2021 Page 1520 Type 03 001 Pages 3

Date 4/13/2021 Time 12:53:17PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$919.20

Rev Stamp# 161 DOV# 162

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 575,000

WARRANTY DEED

103929

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: John Hughes and Amy Hughes, 307 NE Hanover Ct., Ankeny, IA 50021

Send Tax Statements to: John Hughes and Amy Hughes, 307 NE Hanover Ct., Ankeny, IA 50021

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

Grantee: John Hughes and Amy Hughes

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 John Hughes and Amy Hughes, a married couple, as joint tenants with full right of survivorship and not as tenants in common, 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.

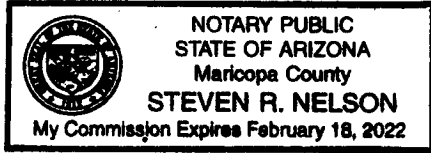
The Seller hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and 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 9, 2021

K BAR S RANCH PARTNERSHIP NO. 1



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

STATE OF Arizona COUNTY OF Maricopa

This instrument was acknowledged before me, dated April 08, 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

EXHIBIT A

The South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, to-wit:

1. All that part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2, Page 683 on May 22, 1996, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "B" located therein, containing 5.103 acres, as shown in Plat of Survey filed in Book 2, Page 680 on May 13, 1996, in the Office of the Recorder of Madison County, Iowa;
3. A parcel of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section (13), containing 5.000 acres, as shown in Plat of Survey filed in Deed Record Book 115, Page 118 on June 9, 1981 in the Office of the Recorder of Madison County, Iowa;
4. That part of Parcel "AE" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirteen (13), 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.