

CONSIDERATION \$375,000.00

BK: 2021 PG: 2878  
Recorded: 7/13/2021 at 11:02:06.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$599.20  
LISA SMITH RECORDER  
Madison County, Iowa

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

**Taxpayer Information:** Frank Thomas Lake, 3052 Ivy Trail, Lorimor, IA 50149

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Marty W. Kerns and Katy J. Kerns

**Grantees:** Frank Thomas Lake

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

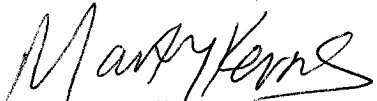
For the consideration of Three Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Marty W. Kerns and Katy J. Kerns, husband and wife, do hereby Convey to Frank Thomas Lake the following described real estate in Madison County, Iowa:

Parcel "A", located in the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section 16, Township 74 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 8.508 acres, as shown in Amended Plat of Survey, filed on April 22, 1999, in Book 3, Page 421, in the Office of the Recorder of Madison County, Iowa.

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: July 9, 2021.

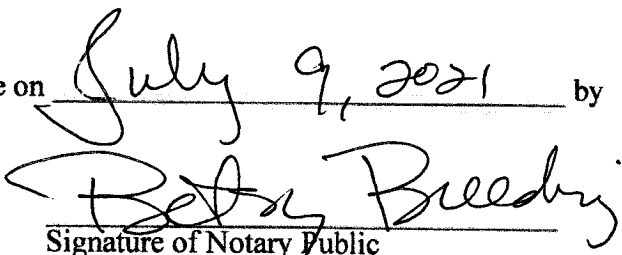
  
Marty W. Kerns, Grantor

  
Katy J. Kerns, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 9, 2021 by  
Marty W. Kerns and Katy J. Kerns.



  
Signature of Notary Public