



Document 2023 1242

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Date 6/02/2023 Time 10:44:24AM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$640.80 ANNO

Rev Stamp# 162 DOV# 161 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 400,750⁰⁰

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

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

¹/₂ **Taxpayer Information:** Jeffry R. Kiddoo Revocable Trust, 3210 Fawn Avenue, Lorimor, IA
50149

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

Grantors: Sally Ann Jenkins, Ellen Jane Hall and Joyce Elaine Lauer

Grantees: Jeffry R. Kiddoo as trustee of Jeffry R. Kiddoo Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of Four Hundred Thousand Seven Hundred Fifty Dollar(s) and other valuable consideration, Sally Ann Jenkins, single, Ellen Jane Hall, single, and Joyce Elaine Lauer, single, do hereby Convey to Jeffry R. Kiddoo, Trustee of Jeffry R. Kiddoo Revocable Trust the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), except the West 40 Rods of the North 16 Rods thereof; AND the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); AND, the East 11 1/4 Acres of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), ALL in Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: May 30, 2023.

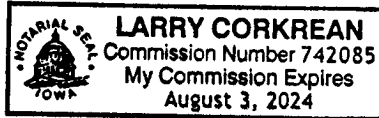
Sally Ann Jenkins
Sally Ann Jenkins, Grantor

Ellen Jane Hall
Ellen Jane Hall, Grantor

Joyce Elaine Lauer
Joyce Elaine Lauer, Grantor

STATE OF IOWA, COUNTY OF MADISON

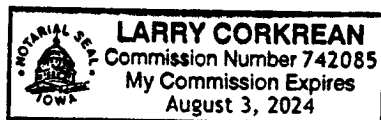
This record was acknowledged before me on May 30, 2023 by Sally Ann Jenkins.



Larry Corkrean
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

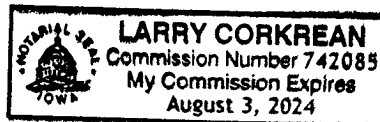
This record was acknowledged before me on May 30, 2023 by Ellen Jane Hall.



Larry Corkrean
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 30, 2023 by Joyce Elaine Lauer.



Larry Corkrean
Signature of Notary Public