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Date 1/17/2023 Time 11:24:38AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$895.20

Rev Stamp# 9

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



1566.000
WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lee M. Walker, 208 N. 2nd Ave. W., Newton, IA 50208, Phone: (641) 792-3595

Taxpayer Information: (Name and complete address)

Daniel G. Kunkel, P.O. Box 481, Baxter, IA 50028

Return Document To: (Name and complete address)

Lee M. Walker, 208 N. 2nd Ave. W., Newton, IA 50208, Phone: (641) 792-3595

Grantors:

Salem Enterprises, Ltd.

Grantees:

Daniel G. Kunkel
Colette J. Kunkel

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and 00/100----- Dollar(s) and other valuable consideration,
Salem Enterprises, Ltd. aka S.A.I.E.M. Enterprises, Ltd.
do hereby Convey to
Daniel G. Kunkel and Colette J. Kunkel, husband and wife, as joint tenants with full rights of
survivorship and not as tenants in common, and dba Baxter Property Management. the
following described real estate in Madison County, Iowa:
Lots 1, 2, 3 & 4 in Block 5 of the Original Town of Winterset, Madison County, Iowa.

Deed given in fulfillment of Real Estate Contract dated June 29, 2004, and filed July 14, 2004, at
Document No. 2004-3280 in the office of the Madison County Recorder.

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: 12-31-07

SALEM ENTERPRISES, LTD.

By: Loren E. Milligan
Loren E. Milligan, Partner (Grantor)

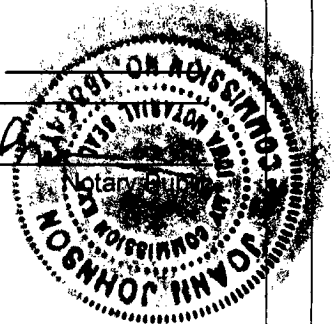
(Grantor)

X By: Sidney A. Milligan
Sidney A. Milligan, Partner (Grantor)

(Grantor)

STATE OF Iowa, COUNTY OF Jasper
This instrument was acknowledged before me on December 31, 2007, by
Loren Milligan * Sidney Milligan

[Signature]





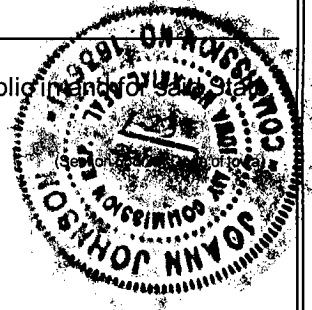
STATE OF IOWA, COUNTY OF JASPER, ss:

On this 31 day of December, 2007, before me, the undersigned, a Notary Public in and for the said State, personally appeared Loren E. Milligan & Sidney A. Milligan, to me personally known, who being by me duly sworn, did say that the person is one of the partners of Salem Enterprises, Ltd.

a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners; and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

A handwritten signature in dark ink, appearing to read "Lee M. Walker", written over a horizontal line.

, Notary Public in and for said State



Acknowledgment: For use in the case of partnerships