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Date 1/17/2023 Time 11:27:39AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$1,159.20

ANNO

Rev Stamp# 10

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



11725.00

## 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)

Legacy Properties, LC, P.O. Box 676, Indianola, IA 50125

### Return Document To: (Name and complete address)

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

### Grantors:

Daniel G. Kunkel

Colette J. Kunkel

### Grantees:

Legacy Properties, LC

**Legal description:** See Page 2

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



## WARRANTY DEED

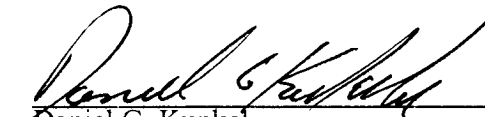
For the consideration of One and 00/100----- Dollar(s) and other valuable consideration,  
Daniel G. Kunkel and Colette J. Kunkel, husband and wife, and d/b/a Baxter Property Management,  
Legacy Properties, LC do hereby Convey to

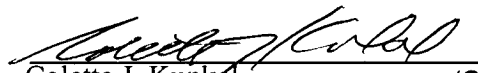
\_\_\_\_\_ the  
following described real estate in Madison County, Iowa:  
Lots 1, 2, 3 & 4 in Block 5 of the Original Town of Winterset, Madison County, Iowa.

**Deed given in fulfillment of Real Estate Contract dated December 20, 2007, and recorded December 31, 2007, in Book 2007, Page 4580, and the modification of the Contract recorded January 15, 2013 in Book 2013, Page 165 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: December 20, 2007

  
Daniel G. Kunkel (Grantor)

  
Colette J. Kunkel (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF JASPER

This instrument was acknowledged before me on \_\_\_\_\_, by Daniel G. Kunkel and Colette J. Kunkel, husband and wife, and d/b/a/ Baxter Property Management.

