



Document 2016 2148

Book 2016 Page 2148 Type 03 001 Pages 2

Date 7/25/2016 Time 3:59:21PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$63.20

Rev Stamp# 292

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Edward Y. McClelland, 3274 Water Street, Kellogg, IA 50135

Preparer: G. Stephen Walters, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Edward Y. McClelland, 3274 Water Street, Kellogg, IA 50135

For the consideration of \$39,705.00 Dollar(s) and other valuable consideration, Kenneth I. Klingaman, an unmarried person

do hereby Convey to
Edward Y. McClelland and Vicky Jean McClelland,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: Parcel "B" in the West Half of the Southeast Quarter of Section 12, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, as more particularly described on the attached and incorporated Exhibit A Plat of Survey.

This Warranty Deed is given in fulfillment of a Real Estate Contract from Kenneth I. Klingaman to Edward Y.

McClelland, recorded July 31, 2013, in Book 2013, Page 2248 in the Office of the Madison County, Iowa, Recorder.

This Warranty Deed is subject to the Right of Refusal Retained by Seller set forth in paragraph 21 of the Addendum of the above described Real Estate Contract.

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.

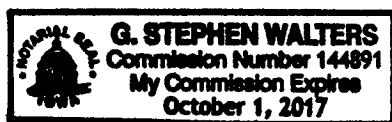
Dated on July 21, 2016

Kenneth I. Klingaman
Kenneth I. Klingaman (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 21, 2016, by Kenneth I. Klingaman



G. Stephen Walters
Signature of Notary Public



Document 2012 808

Book 2012 Page 808 Type 06 026 Pages 1

Date 3/19/2012 Time 4:03 PM

Rec Amt \$7.00

INDX ✓
ANNO ✓
SCAN ✓
CHECK ✓

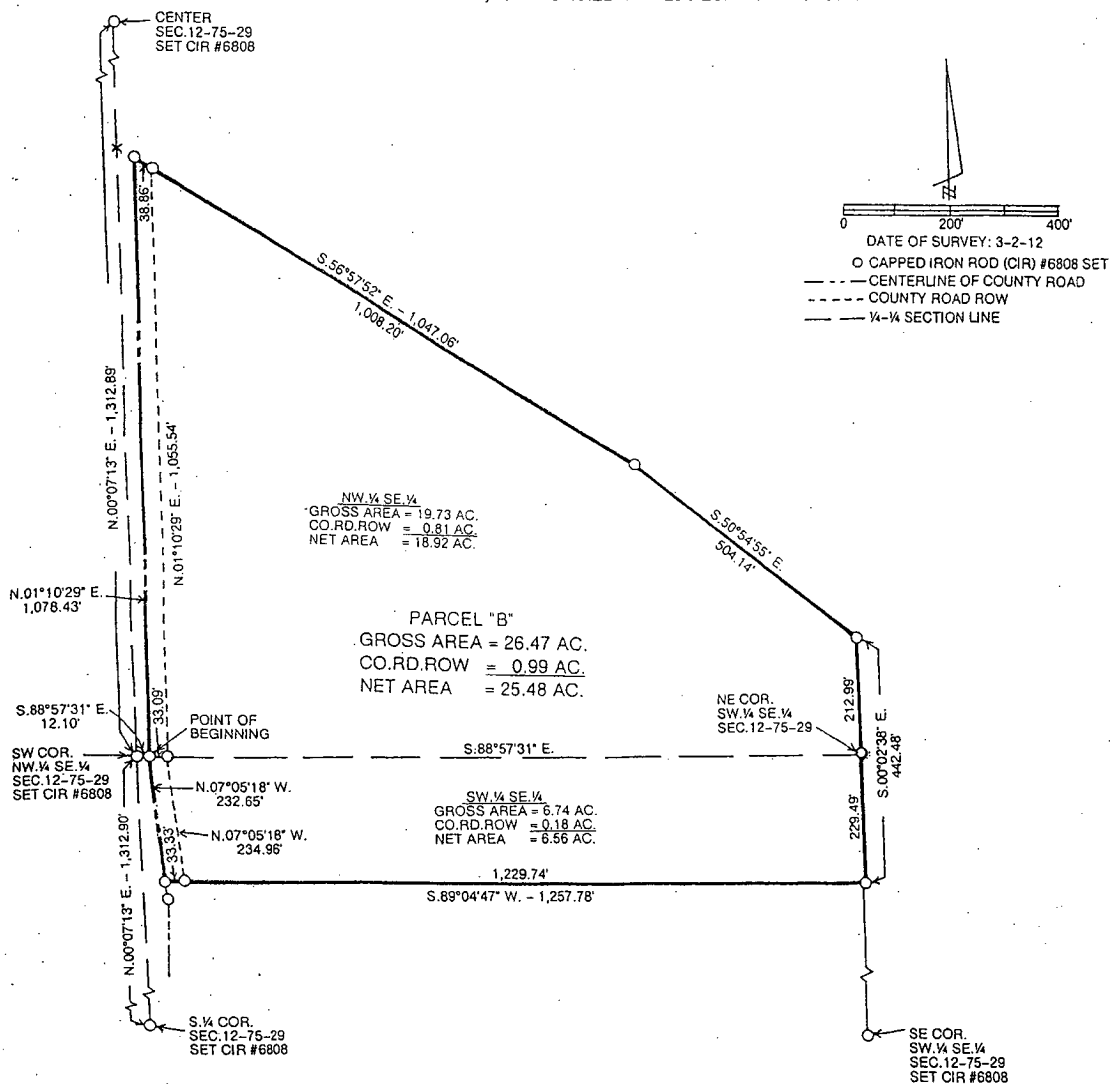
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA 50273

2-23

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995
JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845

PLAT OF SURVEY IN THE WEST HALF OF THE SOUTHEAST QUARTER OF
SECTION 12, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5TH P.M.,
MADISON COUNTY, IOWA OWNED BY KENNETH I. KLINGAMAN.



LEGAL DESCRIPTION:

Parcel "B" in the West Half of the Southeast Quarter of Section 12, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 12, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence South 88°57'31" East 12.10 feet along the South line of said Northwest Quarter of the Southeast Quarter to the centerline of a county road which is the Point of Beginning; thence North 01°10'29" East 1,078.43 feet along said centerline; thence South 56°57'52" East 1,047.06 feet; thence South 50°54'55" East 504.14 feet to a point on the East line of the West Half of said Southeast Quarter; thence South 00°02'38" East 442.48 feet along said East line; thence South 89°04'47" West 1,257.78 feet to a point on the centerline of a county road; thence North 07°05'18" West 232.65 feet along said centerline to the Point of Beginning containing 26.47 acres including 0.99 acres of County Road right-of-way.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J. M. HOCHSTETLER
License number 6808 Date 3/17/12
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1

EXHIBIT

A