

BK: 2018 PG: 1839
Recorded: 6/11/2018 at 11:33:52.0 AM
Fee Amount: \$22.00
Revenue Tax: \$1,279.20
LISA SMITH RECORDER
Madison County, Iowa

Return Document To: Shane Edwards, PO Box 1376, Liberty, KY 42539

Preparer Information: Matthew M. Hurn, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266, Phone: (515) 283-1801

Address Tax Statement: Shane Edwards, PO Box 1376, Liberty, KY 42539

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Cougar Canyon, LLC do hereby Convey to Shane Edwards and Paula Edwards, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Northwest Quarter (NW1/4), the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), and the West Half (W1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Nine (9); and the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Four (4), EXCEPT Parcel "A", located in the Northwest Quarter (1/4) of the Southeast Quarter (SE1/4) of said Section Four (4), containing 8.028 acres, as shown in Plat of Survey filed in Book 3, Page 479 on September 1, 1999, in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "C" located in the South Half (S1/2) of the Southwest Quarter (SW1/4) of said Section Four (4), and in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Nine (9), containing 20.50 acres, shown in Plat of Survey recorded in Book 2007, Page 1610, on April 19, 2007 in the Office of the Recorder of Madison County, Iowa; ALL in Township Seventy-Four (74) North, Range Twenty-Six (26) West of the Fifth P.M., Madison County, Iowa.

This deed is given in full and complete satisfaction of one certain real estate contract dated January 29, 2018 and filed March 6, 2018 as Document #2018-735 with 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.

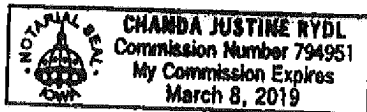
Dated: 6-8-18.

Cougar Canyon, LLC

By: Nick Fiala
Nick Fiala, as Manager

STATE OF **IOWA**, COUNTY OF **POLK**

This record was acknowledged before me on 6-8-18, by Nick Fiala, as Manager, of Cougar Canyon, LLC.



Chanda Justine Rydl
Signature of Notary Public