



BK: 2018 PG: 3723
Recorded: 11/15/2018 at 1:30:36.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$583.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)
David Kauzlarich and Laura Lilienthal, 612 E 1st Street, Madrid, IA 50156

Return Document To: (name and complete address)
Adam Doll, 1009 Main Street, Adel, IA 50003

Grantors:
James E. Whitten
Cinda D. Whitten (f/k/a Cinda D. Larimer)

Grantees:
David Kauzlarich
Laura Lilienthal

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

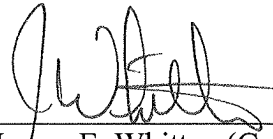
For the consideration of One Dollar(s) and other valuable consideration, James E. Whitten and Cinda D. Whitten (f/k/a Cinda D. Larimer), husband and wife, do hereby Convey to David Kauzlarich, a single person, and Laura Lilienthal, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

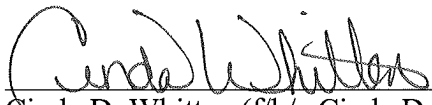
All that part of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying east of the public highway in its present location consisting of 10 acres, more or less

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.

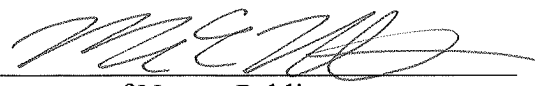
Dated: October 23, 2018.


James E. Whitten (Grantor)


Cinda D. Whitten (f/k/a Cinda D. Larimer)
(Grantor)

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on October 23, 2018, by James E. Whitten and Cinda D. Whitten as husband and wife.


Signature of Notary Public

