

CONSIDERATION \$305,000

BK: 2019 PG: 3295
Recorded: 10/16/2019 at 8:55:59.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$487.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4678

Mail tax statements to and return to:
Craig Furstenau, 915 NE 4th St, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **HS Mill, LLC**, a limited liability company, does hereby convey the following described real estate to **Craig Furstenau**, a married person:

Lot Six (6) of McLaughlin Subdivision Plat Two (2), an Addition to the City of Earlham, Madison County, Iowa.

Order No.: MES-88578/SC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company holds the real estate by title in fee simple; that it has 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

HS Mill, LLC



Isaac Tessmer
Blue Ribbon

Isaac Tessmer, Officer
Printed Name

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on Oct. 9, 2019 by Isaac Tessmer, Officer as of HS Mill, LLC.

Dianna L. Elder
Notary Public in and for said State