



Document 2019 3564

Book 2019 Page 3564 Type 03 001 Pages 2
Date 11/06/2019 Time 1:48:13PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$167.20
Rev Stamp# 430
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

✓ This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 707-0412
Mail tax statements to:
JUSTIN & KYLEE HENDERSON, 810 East Washington Street, Winterset, Iowa 50273 File #KEY (rfb)

\$105,000

WARRANTY DEED (FG)

Cassiday's

Legal: Lot 3, Block 15 of LOUGHRIDGE & CASSIDY'S ADDITION to the
Town of Winterset, Madison County, Iowa

Address: 810 East Washington Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Powerhalf Properties, L.L.C., a limited liability company**, does hereby convey the above-described real estate to **Kylee S. Henderson and Justin L. Henderson, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

This deed is given and accepted in full and complete satisfaction of the real estate contract recorded September 2, 2014 in Book 2014 Page 2181.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, 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.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

STATE OF IOWA)
)
COUNTY OF Polk) SS:

On this 10 day of October, 2019,
before me the undersigned, a Notary Public in and for
said State, personally appeared

Thomas Benjamin Hogan to me
known, and who being by me duly sworn, did say that
the person is the owner of said
limited liability company; that no seal has been
procured by the limited liability company, and that this
instrument was signed on behalf of the limited liability
company by authority of its members or managers;
that the person signing this deed has the authority to
act on behalf of the limited liability company; and that
the person acknowledged the execution of this
instrument to be the voluntary act and deed of the
limited liability company, by it voluntarily executed.

Madyesen Espeland
Notary Public in and for said State

Dated: October 10, 2019

POWERHALF PROPERTIES, L.L.C.
A limited liability company by:

T Ben Hogan
Powerhalf Properties LLC
PRINT NAME OF SIGNATORY
Thomas Benjamin Hogan

