

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1831RTF)
Return To: Nathan T. Simms, 310 E Jefferson Street, Winterset, IA 50273
Taxpayer Information: Nathan T. Simms, 310 E Jefferson Street, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **PKH Properties, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to **Nathan T. Simms, a single person**, following described real estate:
The East Half (1/2) of Lot Three (3) in Block Fifteen (15) of the Original Town of Winterset in Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it 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 it 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.

Dated: October 28, 2019

PKH Properties, LLC, an Iowa Limited Liability Company

By: Kelly Heffron for **PKH Properties, LLC**

Kelly Heffron for **PKH Properties, LLC**

Printed Name

Member Manager

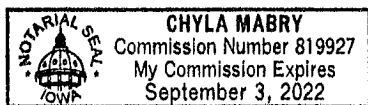
Title

STATE OF Iowa)

)ss:

COUNTY OF Madison)

This record was acknowledged before me on October 28, 2019, by Kelly Heffron as member manager of **PKH Properties, LLC**, an Iowa Limited Liability Company.



Chyla Mabry
Notary Public in and for said State