



Document 2019 3697

Book 2019 Page 3697 Type 03 001 Pages 2

Date 11/20/2019 Time 12:24:31PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 447 DOV# 463

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

EW Return To Preparer: Lisa R. Wilson, Wilson & Egge, P.C., 475 S.E. Alice's Rd., Ste. A, Waukee, IA 50263, (515) 369-2502
Address Tax Statement: Judy Knipfel, 709 North 2nd Ave., Winterset, IA 50273

$\frac{1}{2}$

\$125,000

WARRANTY DEED

NA# 66215

KNOW ALL MEN BY THESE PRESENTS: In consideration of the sum of ONE Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, HMC PROPERTIES, LLC, an Iowa limited liability company, hereby Conveys unto JUDY KNIPFEL, the following described real estate, situated in Madison County, Iowa:

The North Half (1/2) of the South 132 feet of the West Half (1/2) of Block ^{Nineteen} ~~Nineteen~~ (19) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD. 

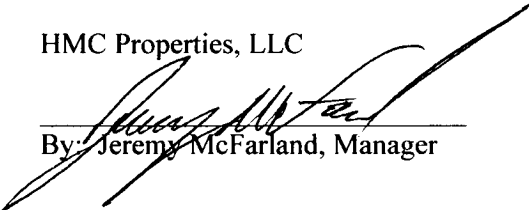
Grantors do hereby covenant with grantees, and their successors in interest, that said grantors hold fee title to the real estate: that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be above stated; and they covenant to warrant and defend said real estate against the lawful claims of all persons, except as may be above stated.

Each of the undersigned relinquishes all rights of dower, homestead and distributive share in and to such 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.

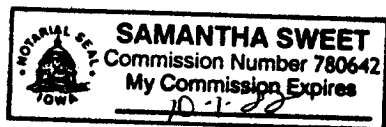
Dated Oct 11, 2019.

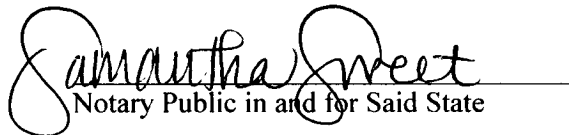
HMC Properties, LLC


By: Jeremy McFarland, Manager

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

This instrument was acknowledged before me on this 11 day of Oct, 2019, by
Jeremy McFarland, as Manager of HMC Properties, LLC.




Notary Public in and for Said State