

CONSIDERATION \$52,000

**BK: 2019 PG: 3840**  
**Recorded: 12/4/2019 at 11:17:29.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$82.40**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

HJM Properties, LLC  
465 N.W. 4th Street  
Earlham, Iowa 50072

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Nathan P. Waltz  
Lacy L. Waltz

**Grantees:**

HJM Properties, LLC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of \$52,000.00 and no/100ths----- Dollar(s) and other valuable consideration, NATHAN PATRICK WALTZ and LACY LYNN WALTZ formerly known as Lacy Lynn Little, husband and wife, do hereby Convey to HJM PROPERTIES, LLC the following described real estate in Madison County, Iowa:

Lot One (1) and the North Half (N1/2) of Lot Two (2), in Block Five (5) of Academy Addition to Earlham, Madison County, Iowa.

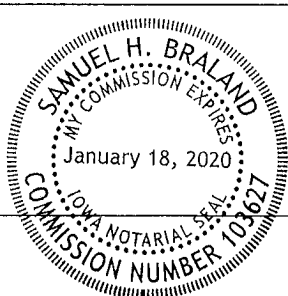
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 on December 3, 2019.

Nathan Patrick Waltz (Grantor) (Grantor)

Lacy Lynn Waltz (Grantor) (Grantor)

STATE OF IOWA, COUNTY OF MADISON This record was acknowledged before me on December 3, 2019, by Nathan Patrick Waltz and Lacy Lynn Waltz



Signature of Notary Public