

BK: 2019 PG: 3841
Recorded: 12/4/2019 at 12:13:44.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$422.40
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:
Joseph Nadler and Emily Nadler, 905 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, **HSMILL, LLC, a limited liability company**, does hereby convey the following described real estate to **Joseph Nadler and Emily Nadler, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common:**

Lot Seven (7) of McLaughlin Subdivision Plat Two (2), an Addition to the City of Earlham, Madison County, Iowa.

SUBJECT TO ANY 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.

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.



HSMILL, LLC

Isaac Tessmer

Isaac Tessmer
Printed Name

STATE OF IOWA)
COUNTY OF POIK)

SS:

This instrument was acknowledged before me on Nov. 27, 2019 by Isaac Tessmer as Managing Member of HSMILL, LLC.

Dianna Elder
Notary Public in and for said State