



Document 2019 3989

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Date 12/16/2019 Time 1:54:27PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$152.00

ANNO

Rev Stamp# 480 DOV# 497

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$95,500.



WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Frederick Franklin and Joyce Franklin, 1755 Clover Avenue , Creston, IA 50801

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

Frederick Franklin and Joyce Franklin, 1755 Clover Avenue , Creston, IA 50801

Grantors:

V.P. Group, LLC

Grantees:

Frederick Franklin and Joyce Franklin

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of ---\$95,000.00--- Dollar(s) and other valuable consideration, V.P. Group, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Frederick Franklin and Joyce Franklin, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:
The South 69.32 feet of the East One-Third (1/3) of Lot One (1) in Block Twenty-three (23) of the Original Town of Winterset, Madison County, Iowa.

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, according to the context.

Dated on 12-10-2019.

V.P. Group, LLC, a(n) Limited Liability Company

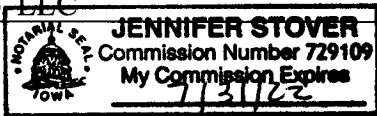
By [Signature]
Brian Van Pelt, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-10-19, by Brian Van Pelt

as Manager
of V.P. Group, LLC



[Signature]
Signature of Notary Public