



Document 2020 1854

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Date 5/28/2020 Time 3:43:47PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$165.60

Rev Stamp# 183 DOV# 181

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 515-371-0117

✓ Taxpayer Information and Return To:  
Jessica Marie Scheffers, 124 E Filmore St., Winterset, IA 50273

\$104,000

**WARRANTY DEED**

P203344

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 **Jessica Marie Scheffers** the following described real estate:

**The East Fifty-four (54) feet of Lot One (1), in Block Two (2), of Center Addition to Winterset, 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: 5-21-2020

PKH Properties, LLC, an Iowa Limited Liability Company

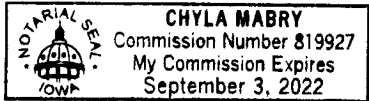
By: Kelly Heffron Member Manager  
PKH Properties

Kelly Heffron  
Printed Name

Member Manager  
Title

STATE OF Iowa )  
 ) ss:  
COUNTY OF Madison )

This record was acknowledged before me on May 21, 2020  
by Kelly Heffron as member manager of PKH Properties,  
LLC, an Iowa Limited Liability Company.



Chyla Mabry  
Notary Public in and for said State