



Document 2020 3491

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

#25,500



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)

Adey, LLC, 616 W. Washington Street, Winterset, IA 50273

Return Document To: (Name and complete address)

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

Grantors:

Nigg Properties, LLC

Grantees:

Adey, LLC

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$25,500.00--- Dollar(s) and other
valuable consideration, Nigg Properties, LLC,
a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Adey, LLC

the following described real estate in Madison County, Iowa:
Lot Six (6) of the Subdivision of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4)
of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th
P.M., 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 September 14, 2020

Nigg Properties, LLC, a(n) Limited Liability Company

By [Signature]
Shawn Nigg, Member Manager

By [Signature]
Sarah Nigg, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 14, 2020, by Shawn Nigg

as Member Manager
of Nigg Properties, LLC



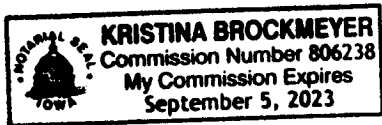
[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 14, 2020 by Sarah Nigg

as Member Manager
of Nigg Properties, LLC

Kristina Brockmeyer
Signature of Notary Public



STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____

as _____
of _____

Signature of Notary Public