

CONSIDERATION \$350,000

BK: 2020 PG: 3802
Recorded: 10/6/2020 at 9:27:34.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$13.75
Combined Fee: \$30.75
Revenue Tax: \$559.20
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)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265
Phone: 515-223-6000

Taxpayer Information: (Name and complete address)

Madison County Auction Company, L.L.C., 1775 313th Street, Lorimor, Iowa 50149

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265

Grantors:

Madison County Auction Rentals, LLC

Grantees:

Madison County Auction Company, L.L.C.

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Madison County Auction Rentals, LLC, an Iowa limited liability company do hereby Convey to Madison County Auction Company, L.L.C.

the following described real estate in

Madison County, Iowa:

Parcel "S" located in the West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-Five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 17.03 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 3392 on September 9, 2020 in the Office of the Recorder of Madison County, Iowa.

Locally known as: 1204 W. Summit, Winterset, Iowa 50273

Subject to easements, restrictions, and encumbrances of record.

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 10-2-2020

Madison County Auction Rentals, LLC

Thomas E. Christensen Pres

Thomas E. Christensen, President (Grantor)

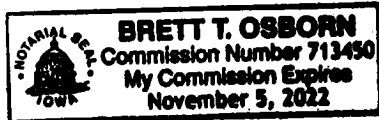
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/2/2020, by Thomas E. Christensen, President of Madison County Auction Rentals, LLC



Signature of Notary Public