



Document 2020 3951

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Date 10/16/2020 Time 10:58:53AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$83.20

Rev Stamp# 475 DOV# 469

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

52,500



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)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Eric and Jenni Nixt
840 N.E. 4th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

HSMill, LLC

Grantees:

Eric Nixt
Jenni Nixt

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of \$52,500.00 and no/100ths----- Dollar(s) and other valuable consideration, HSMILL, LLC, a(~~X~~) limited liability company organized and existing under the laws of the State of Iowa does hereby Convey to ERIC NIXT and JENNI NIXT, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Fourteen (14) and the West 15 feet of Lot Fifteen (15) of McLaughlin Subdivision Plat Two (2), an Addition to the City of Earlham, 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 October 9, 2020.

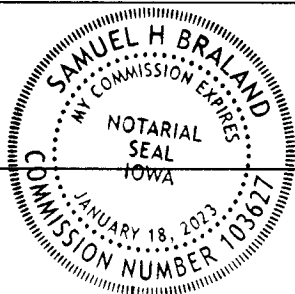
HSMill, LLC, a(n) Iowa limited liability company

By [Signature]
Isaac Tessmer, Manager

By [Signature]
Jacob Tessmer, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 9, 2020, by Isaac Tessmer and Jacob Tessmer as Managers of HSMill, LLC



[Signature]
Signature of Notary Public