



Document 2020 4964

Book 2020 Page 4964 Type 03 001 Pages 2
Date 12/28/2020 Time 1:07:16PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$187.20
Rev Stamp# 605 DOV# 599

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

✓ **Taxpayer Information and Return To:**
Nicole Groce, 520 N 3rd Ave., Winterset, IA 50273

\$ 117,500

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **PKH Properties, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Nicole Groce, a single person**, the following described real estate:

The South Half (1/2) of Lots One (1) and Two (2) in Block Seven (7) of Pitzer & Knight's Addition to the Town of 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: 12/17/20

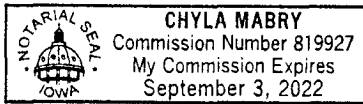
PKH Properties, L.L.C., an Iowa Limited Liability Company

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 December 17th 2020
by Kelly Heffron as Member manager of PKH Properties,
L.L.C., an Iowa Limited Liability Company.

Chyla Mabry
Notary Public in and for said State