



Document 2021 1855

Book 2021 Page 1855 Type 03 001 Pages 2

Date 5/06/2021 Time 12:42:58PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$351.20 ANNO

Rev Stamp# 194 DOV# 194 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

✓ This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 224-8671

Mail tax statements to:
NICHOLAS WELTHA, 1228 West Summit Street, Winterset, Iowa 50273 File #MKMC (spo)

\$220,000

107176

WARRANTY DEED

Legal: **Parcel "R" located in the Northwest Quarter (1/4) 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 3.45 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**

Address: 1228 West Summit Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Madison County Auction Rentals, LLC a limited liability company**, does hereby convey the above-described real estate to **Nicholas Weltha, a single person**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

This deed is executed as provided in the operating agreement of the limited liability company.

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.

STATE OF Iowa)
)
COUNTY OF Madison) SS:

On this 3 day of May, 2021,
before me the undersigned, a Notary Public in and for said
State, personally appeared

_____, to me
known, and who being by me duly sworn, did say that the
person is the _____ of said limited
liability company; that no seal has been procured by the
limited liability company, and that this instrument was
signed on behalf of the limited liability company by
authority of its members or managers; that the person
signing this deed has the authority to act on behalf of the
limited liability company; and that the person
acknowledged the execution of this instrument to be the
voluntary act and deed of the limited liability company, by
it voluntarily executed.

Kasey Kliese

Notary Public in and for said State

Dated: 5/3/2021, 2021

MADISON COUNTY AUCTION RENTALS, LLC
A limited liability company

by:

Tom Christensen, President

Tom Christensen

PRINT NAME OF SIGNATORY

