

CONSIDERATION \$195,000

BK: 2021 PG: 2044
Recorded: 5/19/2021 at 10:44:46.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$311.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4792

Mail tax statements to and return to:
Ernesto Calles, 534 Division St, Webster City, IA 50595

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Cohano Investments LLC, a limited liability company**, does hereby convey the following described real estate to **Ernesto Calles, a single person**:

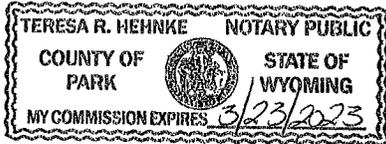
Parcel "A" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 23.241 acres, as shown in Plat of Survey filed in Book 3, Page 540 on January 26, 2000, in the Office of the Recorder of Madison County, Iowa.

Order No.: 808-17331/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, 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.

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.



Cohano Investments LLC

Bryan S. Mick

Bryan S. Mick

Printed Name

STATE OF Wyoming)

COUNTY OF Park)

SS:

This instrument was acknowledged before me on May 12, 2021 by Bryan S. Mick as manager of Cohano Investments LLC.

Teresa R. Hehnke

Notary Public in and for said State