

CONSIDERATION \$26,000



Document 2021 2082

Book 2021 Page 2082 Type 03 001 Pages 2

Date 5/21/2021 Time 8:02:28AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$40.80

Rev Stamp# 225 DOV# 222

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Louis Erpelding and Coe Erpelding, 2580 Hiatt Apple Trail, Winterset,
IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Next Door Construction & Properties, L.L.C.

Grantees: Louis Erpelding and Coe Erpelding

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Twenty-Six Thousand Dollar(s) and other valuable consideration, Next Door Construction & Properties, L.L.C., a Limited Liability Company organized and existing under the laws of Iowa, does hereby Convey to Louis Erpelding and Coe Erpelding, 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:

Parcel "W" described as being the East 20.35 feet of Lot Four (4); AND Lot Three (3), EXCEPT Parcel "V" located therein; ALL in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 2015, Page 3773 on December 22, 2015, in the Office of the Recorder of Madison County, Iowa.

The Corporation 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: 5/18/2021

Next Door Construction & Properties, L.L.C., an
Iowa Limited Liability Company

By: [Signature]
Todd Halverson
Member Manager

STATE OF FLORIDA, COUNTY OF Hillsborough

This record was acknowledged before me on May 18, 2021, by Todd Halverson as Member Manager of Next Door Construction & Properties, L.L.C. a Limited Liability Company.

[Signature]
Signature of Notary Public

