



Document 2021 2352

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Date 6/08/2021 Time 10:30:49AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$175.20

ANNO

Rev Stamp# 261 DOV# 258

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

✓ **Prepared By:** Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (1578BHGREG)

Return To: Riley Paul Jones, 603 West Hutchings St., Winterset, IA 50273

Taxpayer Information: Riley Paul Jones, 603 West Hutchings St., Winterset, IA 50273

P212185

\$109,900

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Excel Properties, LLC, an Iowa Limited Liability Company**, do hereby convey to **Riley Paul Jones**, the following described real estate in **Madison County, Iowa**:

The East Half (1/2) of Lot Four (4), except the West 73 feet thereof, of HUTCHINGS ADDITION to the Town of Winterset, Madison County, Iowa.

Subject to all easements, covenants and restrictions of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: June 2, 2021

EXCEL PROPERTIES LLC

By: [Signature]
~~Josh Hansen, Member/Manager~~
Ben White

STATE OF Iowa
COUNTY OF Warren) ss:

This record was acknowledged before me this 2 day of June 2021,
by ~~Josh Hansen~~ as Member/Manager of Excel Properties LLC, an Iowa Limited Liability Company.
Ben White



[Signature]
Notary Public in and for said State