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Rec Amt \$12.00 Aud Amt \$5.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: JCW Properties, LLC, 2846 260th Street, St. Charles, IA 50240

Return Document To: JCW Properties, LLC, 2846 260th Street, St. Charles, IA 50240

Grantors: James Whitten and Cinda Whitten

Grantees: JCW Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, James Whitten and Cinda Whitten, Husband and Wife, do hereby Convey to JCW Properties, LLC, a limited liability company organized and existing under the laws of Iowa, [Type of Grantee], the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

Lot Eight (8) in the Southwest Section of the Original Town of St. Charles, Madison County, Iowa.

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.

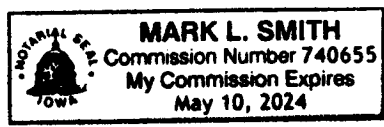
Dated: 6/21/21.

James Whitten signature and name: James Whitten, Grantor

Cinda Whitten signature and name: Cinda Whitten, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/21/21 by James Whitten and Cinda Whitten.



Signature of Notary Public