



Document 2021 2782

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Date 7/06/2021 Time 2:19:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$258.40

Rev Stamp# 318 DOV# 315

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

**Preparer:** Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 515-371-0117

**✓ Taxpayer Information and Return To:**  
Devin Fleming, 328 S 5<sup>th</sup> Ave., Winterset, IA 50273

$\frac{1}{2} \times Z$

### WARRANTY DEED

\$1162,000<sup>u</sup>

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Blue Heeler Properties, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Devin Fleming**, the following described real estate:

**Lot Eight (8) in Block Six (6) of West Addition to the Town of Winterset, Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.



The grantor 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, and as masculine or feminine gender, according to the context.

Dated: 6-30-21

Blue Heeler Properties, L.L.C., an Iowa  
Limited Liability Company

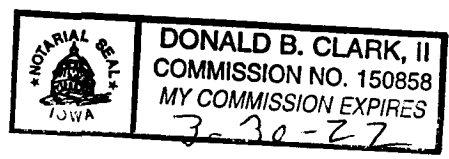
By: [Signature]

Steve Smith  
Printed Name

Managing Member  
Title

STATE OF IOWA )  
  ) ss:  
COUNTY OF Polk )

This record was acknowledged before me on June 30, 2021  
by Steve Smith as Managing Member of Blue Heeler  
Properties, L.L.C., an Iowa Limited Liability Company.



Donald B. Clark II  
Notary Public in and for said State