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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

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

Taxpayer Information: Forte Piano Service, LLC, 223 N, 4th Street, Winterset, IA 50273

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

Grantors: Madison County Music Co., LLC

Grantees: Forte Piano Service, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Madison County Music Co., LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Forte Piano Service, LLC, a limited liability company organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

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

The South 22 feet of the North Half (1/2) of Lots Three (3) and Four (4) in Block Eleven (11) of the Original Town of Winterset, Madison County, Iowa, except a strip 16 feet in width off the East side thereof used for alley,

AND,

The North 44 feet of Lot Three (3) in Block Eleven (11) of the Original Town of Winterset, Madison County, Iowa.

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, according to the context.

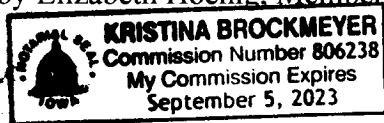
Dated: 8/20/2021.

Madison County Music Co., LLC, an Iowa
Limited Liability Company

By Elizabeth Hoenig
Elizabeth Hoenig, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 20, 2021,
by Elizabeth Hoenig, Member Manager, of Madison County Music Co., LLC.



Kristina Brockmeyer
Signature of Notary Public