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**Preparer:** Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801  
**Return To:** Team Jorts, LLC, 1430 20<sup>th</sup> Street #16, West Des Moines, IA 50265  
**Taxpayer Information:** Team Jorts, LLC, 1430 20<sup>th</sup> Street #16, West Des Moines, IA 50265

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(2018EF - ZIB/NMA/yks)

## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **R & T Investments, LLC, an Iowa Limited Liability Company**, does hereby convey to **Team Jorts, LLC, an Iowa Limited Liability Company**, the following described real estate in **Madison** County, Iowa:

**Lot Eight (8) and the East Half (1/2) of Lot Seven (7) in Block Sixteen (16) of the Original Town Plat 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: 9.9.21

**R & T Investments, LLC,**

By: Tony Nicoletti manager  
Tony Nicoletti, Member/Manager

STATE OF Iowa )  
COUNTY OF Polk ) ss:

This record was acknowledged before me this 9<sup>th</sup> day of September, 2021, by **Tony Nicoletti** as Member/Manager of **R & T Investments, LLC**.



Ellen Fitzpatrick  
Notary Public in and for said State