



Document 2021 4402

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**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:** Batjac Properties, LLC, 558 San Diego Avenue, Hollywood,  
Pennsylvania 19046

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

**Grantors:** Joseph Zuckschwerdt a/k/a Joe Zuckschwerdt and Patricia Zuckschwerdt

**Grantees:** Batjac Properties, 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, Joseph Zuckschwerdt a/k/a Joe Zuckschwerdt and Patricia Zuckschwerdt, husband and wife, do hereby Convey to Batjac Properties, 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).**

Lots Seven (7) and Eight (8) in Block One (1) and the East 124 feet of the vacated alley running East and West in said Block One (1) of Danforth's Second Addition to the Town of Winterset, Madison County, Iowa;

AND,

The West Half (1/2) of Lot Six (6) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa;

AND,

Lot Eight (8) in Block Eleven (11) of West Addition to the Town of Winterset in Madison County, Iowa;

AND,

The West Eight (8) feet of Lot One (1) and the East One-third (1/3) of Lot Two (2) in Block Twenty-three (23) of the Original Town of Winterset, Madison County, Iowa;

AND,

The West 16 feet of Lot Five (5) in Block Two (2) of Laughridge & Cassidy's Addition to the Town of Winterset, and also a part of Out Lot Fifteen (15) of East Addition of Out Lots to the City of Winterset, Madison County, Iowa, described as follows: Commencing 2 rods North of the Southeast corner of said Out Lot Fifteen (15) and running thence West 63 feet, thence North 132 feet, thence East 63 feet, thence South 132 feet to the point of beginning;

AND,

The North One-half (1/2) of the South Two-thirds (2/3) of Lot Six (6) in Block Seventeen (17) of the Original Town of Winterset in Madison County, Iowa, excepting therefrom the East 62 feet of the South 10 feet thereof, and also excepting the East 10 feet of the North 12 feet thereof conveyed to the City of Winterset for alley purposes; AND, The North One-third (1/3) of Lot Six (6) in

Block Seventeen (17) of the Original Town of Winterset, Madison County, Iowa, except therefrom the East 10 feet thereof conveyed to the City of Winterset for alley purposes;

AND,

The South Seventy-five (75) feet of the North Eighty-four (84) feet and Eight (8) inches of the East Half ( E1/2) of Lot Twenty (20) of Hutchings Addition to the Town of Winterset, Madison County, Iowa;

AND,

Lot Three (3) in Block Three (3) of Gaff & Bevington's Addition to the City of Winterset, Madison County, Iowa;

AND,

Lot Six (6) in Block Three (3) of Gaff & Bevington's Addition to Winterset, Madison County, Iowa;

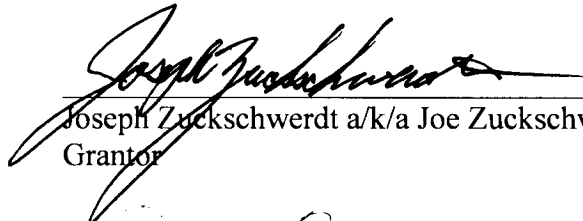
AND,

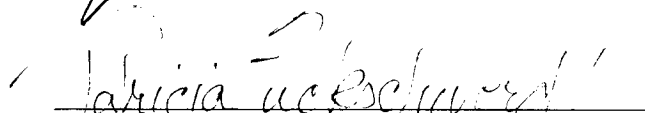
Lot Four (4) in Block Seventeen (17) of West Addition to the Town of Winterset, Madison County, Iowa.

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: 10/13/21

  
\_\_\_\_\_  
Joseph Zuckschwerdt a/k/a Joe Zuckschwerdt,  
Grantor

  
\_\_\_\_\_  
Patricia Zuckschwerdt, Grantor

STATE OF Pennsylvania, COUNTY OF Montgomery

This record was acknowledged before me on October 13, 2021 by  
Joseph Zuckschwerdt a/k/a Joe Zuckschwerdt and Patricia Zuckschwerdt, husband and wife.



Sue R. Roberts  
Signature of Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Sue R. Roberts, Notary Public  
Montgomery County  
My commission expires June 22, 2022  
Commission number 1138976  
Member, Pennsylvania Association of Notaries