



Document 2021 5074

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Date 12/14/2021 Time 12:03:40PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 622 DOV# 613

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

*200,000

**WARRANTY DEED
Recorder's Cover Sheet**

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

¹/₂ **Taxpayer Information:** Al Leonard, LLC, 916 E. Benton Street, Winterset, IA 50273

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

Grantors: Gregory G. Graves and Nina Graves

Grantees: Al Leonard, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, Gregory G. Graves and Nina Graves, Husband and Wife, do hereby Convey to Al Leonard, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lots 7 and 8 and the East 54 feet of the South 62 feet and the East 57 feet and 3 inches of the North 70 feet of Lot 6 in Block Eleven of Loughridge & Cassidy's Addition to the Town of Winterset, 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: 12/13/2021

[Signature]
Gregory G. Graves, Grantor

[Signature]
Nina Graves, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on Dec. 13th 2021 by Gregory G. Graves and Nina Graves.

[Signature]
Signature of Notary Public

