

**BK: 2021 PG: 617**  
**Recorded: 2/16/2021 at 10:29:35.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$415.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Return To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731  
**Taxpayer:** Shivani Sehgal, 545 Spyglass Lane, Waukee, IA 50263  
**Preparer:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



## **WARRANTY DEED**

For the consideration of Two Hundred Sixty Thousand Dollar(s) and other valuable consideration, 169 Holdings, LLC, a corporation organized and existing under the laws of the State of Iowa, does hereby Convey to Shivani Sehgal, the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "L" located therein, containing 4.764 acres, as shown in Plat of Survey filed in Book 2018, Page 4262 on December 31, 2018, in the Office of the Recorder of Madison County, Iowa.

AND

Parcel "N" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section (11), as shown in Plat of Survey filed in Book 2021, Page 365 on January 29, 2021, in the Office of the Recorder of Madison County, Iowa together with the easement rights running with the land pursuant to the Easement Agreement filed February 4, 2021 in Book 2021, Page 452 in the records of the recorder of 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: 2/13/21.

169 Holdings, LLC, a Limited Liability  
Company

By   
Jeremy Goemaat, Member-Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/13/21, by Jeremy Goemaat, as  
Member-Manager, of 169 Holdings, LLC

  
Signature of Notary Public

