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Date 5/17/2022 Time 11:43:28AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 169 DOV# 163

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$150,000

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: CJP Investments, L.L.C., 1436 43rd Street, Des Moines, IA 50311

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

Grantors: Jennifer J. O'Brien, LLC

Grantees: CJP Investments, L.L.C.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

1074



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Jennifer J. O'Brien, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to CJP Investments, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The North 62.68 feet of the East One-third (1/3) of Lot One (1) in Block Twenty-three (23), City 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: 4/25/2022.

Jennifer J. O'Brien, LLC, an Iowa limited liability company

By Jennifer J. O'Brien
Jennifer J. O'Brien, Member-Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/25/2022, by Jennifer J. O'Brien, as Member-Manager, of Jennifer J. O'Brien, LLC a limited liability company.

Mark L. Smith
Signature of Notary Public

