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Date 5/27/2022 Time 2:05:37PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$243.20

Rev Stamp# 187 DOV# 181

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$152,500

$\frac{1}{2} \times 2$

**WARRANTY DEED
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, PA 19046

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

Grantors: John Hunt

Grantees: Batjac Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Fifty-Two Thousand Five Hundred Dollar(s) and other valuable consideration, John Hunt, single, does 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:

Lot Five (5) in Block Three (3) of Gaff & Bevington'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: May 26, 2022

John W. Hunt
John Hunt, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/26/22 by John Hunt.

Signature of Notary Public

