



Document 2022 1738

Book 2022 Page 1738 Type 03 001 Pages 2
Date 6/08/2022 Time 12:31:51PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$95.20
Rev Stamp# 211 DOV# 203

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

60,000⁰⁰

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

Return to: Nathan and Jennifer Simon, 1011 N. 14th Ave, Winterset IA 50273

$\frac{3}{3}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Southwest Construction, LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Nathan Simon and Jennifer Simon, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Twenty-seven (27) of Covered Bridge Estates, located in the Fractional Southwest Quarter($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seven (7), AND in the Northwest Quarter($\frac{1}{4}$) of the Northwest Quarter($\frac{1}{4}$) of Section Eighteen (18), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM., Madison County, Iowa.




This deed is being conveyed by a Limited Liability Company in the ordinary course of business signed by a representative with the authority to act on behalf of the Limited Liability Company.

Grantor does Hereby Covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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, and as masculine or feminine gender, according to the context.

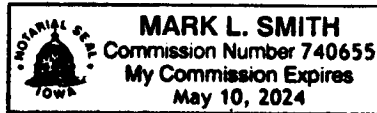
Dated: 6/8/2022


Southwest Construction, LLC
an Iowa Limited Liability Company

By 
Printed Name: Alan Fishbein
Title: Member - manager

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on this 8 day of June, 2022, by
Alan Fishbein as Member - manager of Southwest Construction, LLC.




Notary Public
My Commission Expires: 5/10/24