

BK: 2022 PG: 1947
Recorded: 6/29/2022 at 10:49:21.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$260.80
LISA SMITH RECORDER
Madison County, Iowa

Prepared By: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (1812BHGREG)
Return To: Timothy Blair, 422 West North St., Winterset, IA 50273
Taxpayer Information: Timothy Blair, 422 West North St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Prima Properties, LLC, an Iowa Limited Liability Company**, does hereby convey to **Timothy Blair**, the following described real estate in **Madison County, Iowa**:

Lot Four (4) in Block One (1) of West Addition to the Town of Winterset, Madison County, Iowa.

Subject to all easements, covenants and restrictions of record.

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: June 22, 2022

PRIMA PROPERTIES, LLC

by [Signature]
Josh Hansen, Member/Manager

STATE OF Iowa)
COUNTY OF Warren) ss:

This record was acknowledged before me this 22 day of June 2022,
by Josh Hansen, as Member/Manager of Prima Properties, LLC, an Iowa Limited Liability Company.

[Signature]
Notary Public in and for said State

