



Document 2022 586

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Date 2/28/2022 Time 8:25:30AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$639.20

Rev Stamp# 61 DOV# 56

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$400,000<sup>e</sup>

**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

1/2

**Taxpayer Information:** Clear Skies Investments, LLC 9613 Forest Avenue, Clive, IA 50325

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

**Grantors:** Next Door Construction & Properties, LLC

**Grantees:** Clear Skies Investments, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of Four Hundred Thousand Dollar(s) and other valuable consideration, Next Door Construction & Properties, LLC, a Limited Liability Company organized and existing under the laws of Iowa, does hereby Convey to Clear Skies Investments, LLC, a Limited Liability Company organized and existing under the laws of Iowa the following described real estate in Madison County, Iowa:

**Lot Three (3) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, EXCEPT Parcel "V" located therein, as shown in Plat of Survey filed in Book 2015, Page 946 on April 14, 2015, in the Office of the Recorder of Madison County, Iowa.**

(MCA)

**And**

**The South Twenty (20) feet of Lot Two (2) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, EXCEPT Sixteen (16) feet off the West end thereof heretofore conveyed and used for an alley.**

(E)

**And**

**The North Half (½) of Lots Seven (7) and Eight (8), in Block Five (5) of Railroad Addition to the City of Winterset, Madison County, Iowa.**

(E)

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: 2/15/22

Next Door Construction & Properties, LLC, an  
Iowa Limited Liability Company

By Todd Halverson, Member Manager

STATE OF FLORIDA, COUNTY OF Hillsborough

This record was acknowledged before me on February 15<sup>th</sup> 2022, by Todd Halverson, Member Manager, of Next Door Construction & Properties, LLC, a Limited Liability Company.

Brandee Case

Signature of Notary Public

