

BK: 2022 PG: 643
Recorded: 3/3/2022 at 10:04:44.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$439.20
LISA SMITH RECORDER
Madison County, Iowa

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: Terry M. Brauch and Nancy C. Brauch, 1402 N. 7th Avenue, Winterset,
IA 50273

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

Grantors: North Stone Townhomes, LLC

Grantees: Terry M. Brauch and Nancy C. Brauch

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, North Stone Townhomes, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Terry M. Brauch and Nancy C. Brauch, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 5A of North Stone Village, Plat No. 6, 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: March 1, 2022.

North Stone Townhomes, LLC, an Iowa limited liability company

By [Signature]
Peter Corkrean, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 1, 2022, by Peter Corkrean, as Member Manager, of North Stone Townhomes, LLC a limited liability company.

Larry Corkrean
Signature of Notary Public

