

\$195,000

BK: 2023 PG: 2166  
Recorded: 9/6/2023 at 1:58:40.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$311.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

SPACE ABOVE FOR RECORDER

---

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Zachary G. Mills and Katarina R. Mills, 602 E. Benton Street, Winterset IA 50273

---

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Blue Heeler Properties, LC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Zachary G. Mills and Katarina R. Mills, 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 Four (4) in Block Four (4) of DANFORTH'S ADDITION to the Town of Winterset, 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.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 8-30-23

**Blue Heeler Properties, LC**  
an Iowa Limited Liability Company

By [Signature]

Printed Name: STEVEN R. SMITH

Title: Managing Member Blue Heeler Properties LLC

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on this 30 day of August, 2023, by Steve Smith as Managing Member of Blue Heeler Properties, LC.  
Blue Heeler Properties LLC

[Signature]  
Notary Public

My Commission Expires: 10/25/2025

