



Document 2024 526

Book 2024 Page 526 Type 03 001 Pages 3

Date 3/12/2024 Time 2:15:09PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$839.20 ANNO

Rev Stamp# 65 DOV# 68 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$525,000.00

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

F1047261

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Curtis Ricketts, Laresa Carney and Jerry England, 1145 W. Summit
Street, Winterset, IA 50273

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

Grantors: Madison County Moments, LLC

Grantees: Curtis Ricketts, Laresa Carney and Jerry England


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Five Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Madison County Moments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Curtis Ricketts, single, Laresa Carney, single, and Jerry England, single, the following described real estate in Madison County, Iowa:

The East 4 acres of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4), and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) except the East 459.65 feet thereof, in Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and except that part thereof deeded to the State of Iowa for highway purposes. 

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: 3-7-24

Madison County Moments, LLC, an Iowa limited liability company

By Mark Hawkins Member Manager
Mark Hawkins, Member Manager

By Kayla Hawkins Member Manager
Kayla Hawkins, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3-7-24, by Mark Hawkins, as Member Manager, of Madison County Moments, LLC a limited liability company.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3-7-24,
by Kayla Hawkins, as Member Manager, of Madison County Moments, LLC a limited liability
company.



Sarah M. Cowman
Signature of Notary Public