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Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

P.A. Henrichsen, 1701 48th Street, Suite 100, West Des Moines, IA 50266-6723. Phone:
(515) 267-9000

Taxpayer Information: (Name and complete address)

Next Door Construction & Properties, LLC, 305 S 16th Avenue, Winterset, IA
50273-2703

S#76 **Return Document To:** (Name and complete address)

P.A. Henrichsen, 1701 48th Street, Suite 100, West Des Moines, IA 50266-6723,
Phone: (515) 267-9000

Grantors:

Todd Halverson
Justine J. Halverson

Grantees:

Next Door Construction & Properties, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1) Dollar(s) and other valuable consideration,
Todd Halverson and Justine J. Halverson as husband and wife

Next Door Construction & Properties, LLC. and Iowa Limited Liability Company do hereby Convey to

the
following described real estate in Madison County, Iowa:
The North (1/2) of Lots Seven (7) and Eight (8), in Block Five (5) of Railroad Addition to the City of
Winterset, Madison County, Iowa.

Exemption 20-Deeds in which the consideration is \$500 or less.

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: 2-22-08

Todd Halverson (Grantor)
Justine J. Halverson (Grantor)

(Grantor)
(Grantor)

STATE OF Iowa, COUNTY OF Polk
This instrument was acknowledged before me on 02/22/2008 by Todd Halverson and Justine J. Halverson, Husband and Wife.

Patrick Alex Henrichsen
Patrick Alex Henrichsen, Notary Public

