



Document 2010 26

Book 2010 Page 26 Type 03 001 Pages 3  
Date 1/05/2010 Time 4:09 PM  
Rec Amt \$19.00 Aud Amt \$15.00  
Rev Transfer Tax \$260.80  
Rev Stamp# 352 DOV# 374

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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2

2P

# WARRANTY DEED

## Recorder's Cover Sheet

### Preparer Information:

Exchange State Bank (Winterset Office), 113 S. John Wayne Drive, Winterset, Iowa 50273

### Taxpayer Information:

HDH Enterprises LLC, 922 N. 3<sup>rd</sup> Avenue, Winterset, Iowa 50273

### Return Document To:

HDH Enterprises LLC, 922 N. 3<sup>rd</sup> Avenue, Winterset, Iowa 50273

### Grantor:

Exchange State Bank  
113 S. John Wayne Drive  
Winterset, Iowa 50273

### Grantees:

HDH Enterprises LLC  
922 N 3<sup>rd</sup> Avenue  
Winterset, Iowa 50273

**Legal Description:** See Page 3

**Document or instrument number of previously recorded documents:** Not applicable.

**NOTE:** this cover page is prepared in compliance with Iowa Code section 331.606b (2008). This cover page is provided for information purposes only.

**WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Exchange State Bank**, does hereby Convey to **HDH Enterprises LLC**, the following described real estate in Madison County, Iowa:

SEE ATTACHED EXHIBIT "A"


Subject to easements, covenants and restrictions of record.

The grantor hereby covenants with grantee, 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: December 30, 2009.

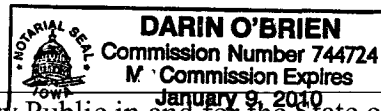
EXCHANGE STATE BANK  
(WINTERSET OFFICE)

By:   
Name: Kendall S. Kerns  
Title: Executive Vice President

STATE OF IOWA, COUNTY OF MADISON SS:

December 30, 2009  
~~January 5, 2010~~

This instrument was acknowledged before me on ~~December 30, 2009~~, by Kendall S. Kerns as Exec. Vice Pres. of Exchange State Bank.



Notary Public in and for the State of Iowa

EXHIBIT "A"

LEGAL DESCRIPTIONS

1. Lot Six (6) and the North Six (6) Feet of Lot Seven (7) and a parcel described as beginning at the NE corner of Lot 6, thence East 8 feet 3 inches, thence South 72 feet, thence West 8 feet, 3 inches, thence North 72 feet to the place of beginning, ALL in Block Five (5) of West Addition to the City of Winterset, Iowa, also known as 327 S. 5<sup>th</sup> Avenue, Winterset, Iowa 50273;

\* MADISON COUNTY

2. Lot Three (3), in Block Seventeen (17) of T.D. Jones' Addition to the City of Winterset, in Madison County, Iowa, also known as 110 E. Grade Street, Winterset, Iowa 50273;

3. Lot Six (6) in Block Four (4) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa, also known as 57 W. Filmore Street, Winterset, Iowa 50273;



*[Handwritten signature]*