

Document 2009 705

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (Name and complete address)

Paul Hollingsworth, 2570 Millstream Avenue, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Adam Doll, 1009 Main Street, PO Box 99, Adel, IA 50003

Grantors:

Holligrain, LLC

Grantees:

Paul Hollingsworth

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) Dollar(s) and other
valuable consideration, Holligrain, LLC

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to Paul Hollingsworth

the following described real estate in Madison County, Iowa:
The Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Thirty-four (34),
Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County,
Iowa, together with an easement for purposes of ingress and egress to said real estate over and across
the following described real estate: The West Half of the Southwest Quarter (W 1/2 SW 1/4) of Section
Thirty-four (34), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa

Pursuant to Iowa Code Section 428A.2(15) no transfer tax is required.

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 sin-
gular or plural number, according to the context.

Dated: 3/6/01

Holligrain, LLC
a(n) limited liability company

By Paul Hollingsworth
Paul Hollingsworth, Manager

By _____

STATE OF IOWA, COUNTY OF Des Moines

This instrument was acknowledged before me on this _____
by Paul Hollingsworth
as Manager
of Holligrain, LLC

Adam Doll, Notary Public

