



Document 2012 4008

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Date 12/28/2012 Time 3:34 PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$399.20

Rev Stamp# 402 DOV# 421

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$654,118.41

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)

James L. Pedersen, P.C., 201 East Monroe, PO Box 386, Mount Ayr, IA 50854, Phone: (641) 464-2205

Taxpayer Information: (Name and complete address)

SmithCo, Inc., 805 N. Hayes Street, Mount Ayr, IA 50854

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

James L. Pedersen, P.C., 201 E. Monroe, PO Box 386, Mount Ayr, IA 50854, Phone: (641) 464-2205

Grantors:

All R's, LLC

Grantees:

SmithCo Inc., an Iowa corporation,

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of Ten and 00/100 (\$10.00) Dollar(s) and other
valuable consideration, All R's, LLC

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to SmithCo Inc., an Iowa
corporation,

the following described real estate in Madison County, Iowa:
See I in Addendum

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: December 28, 2012

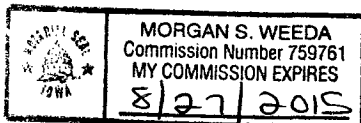
All R's, LLC
a(n) limited liability company

By Randy Smith
Randy Smith, Managing Member

By _____

STATE OF IOWA, COUNTY OF RINGGOLD

This instrument was acknowledged before me on this December 28, 2012,
by Randy Smith,
as Managing Member
of All R's, LLC



Morgan S. Weeda, Notary Public

Addendum

1. A parcel of land located in Lots Nine (9), Ten (10), Fifteen (15), and Sixteen (16) of Block Two (2) of Kellison and Keeling's Addition to Winterset, Madison County, Iowa, said parcel is more particularly described as follows: Commencing at the Northeast Corner of said Lot Nine (9); thence South 0°00' East 152.8 feet along the east lines of said Lots Nine (9), Ten (10), and Sixteen (16), thence South 46°11' West 83.2 feet; thence South 89°38 1/2' West 72.0 feet to a point on the west line of said Lot Fifteen (15); thence North 0°01' East 210.9 feet along the west lines of said Lots Fifteen (15), Sixteen (16), Ten (10), and Nine (9) to the Northwest Corner thereof; thence South 89°59' East 132.0 feet, along the north line of said Lot Nine (9) to the Northeast Corner thereof, the Point of Beginning, said parcel contains 0.60 acre, more or less.
AND,
Lot Twelve (12) of Helen McAll Huntoon Addition, Plat No. 3, to the City of Winterset, Madison County, Iowa.