



Document 2013 2720

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Date 9/13/2013 Time 12:54 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$122.40

Rev Stamp# 276 DOV# 283

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

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)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

IA-Rentals, LLC

480 South 19th Street

West Des Moines, IA 50265

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

American State Bank

113 South John Wayne Drive

Winterset, IA 50273

**Grantors:**

HDH Enterprises LLC

**Grantees:**

IA-Rentals, LLC

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of -----\$76,600.00----- Dollar(s) and other  
valuable consideration, HDH Enterprises LLC

a(n) LLC organized and existing under  
the laws of IOWA does hereby Convey to IA-Rentals, LLC

the following described real estate in Madison County, Iowa:  
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, Madison County, Iowa



HDH Enterprises, LLC is a Member-Managed LLC and Robert C. Duff has authority to sign on behalf  
of HDH Enterprises LLC. This transfer is in the ordinary course of such LLC's business.

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: 9/7/13

HDH Enterprises LLC  
a(n) LLC

By Robert C. Duff  
Robert C. Duff, Member-Manager

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on this 7th day of September, 2013,  
by Robert C. Duff  
as Member-Manager  
of HDH Enterprises LLC

[Signature]  
Signature of Notary Public

