



Document 2013 2718

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Date 9/13/2013 Time 12:46 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$171.20

Rev Stamp# 274 DOV# 281

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY 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)

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 -----\$107,500.00----- 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:
A parcel of land located in the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section
Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.,
Madison County, Iowa, containing 0.658 Acres, and described as Parcel 1 in Plat of Survey filed in
Book 1, Plage 191 on March 14, 1984, in the Office of the Recorder of 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 7 day of September, 2013,
by Robert C. Duff
as Member-Manager
of HDH Enterprises LLC

[Signature]
Signature of Notary Public

