



Document 2014 51

Book 2014 Page 51 Type 03 001 Pages 2
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Rev Stamp# 14 DOV# 14

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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, (515) 462-3731

Taxpayer Information: (Name and complete address)

Keith W. and Erika M. Hendrickson, 1614 Upland Trail, Prole, IA 50229

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

Madison County Realty, 65 Jefferson, Winterset, IA 50273

Grantors:

Nielsen Family Properties, LLC

Grantees:

Keith W. Hendrickson and Erika M.
Hendrickson, Husband and Wife, as Joint
Tenants with full rights of survivorship and
not as Tenants in Common,

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of -----\$120,000.00----- Dollar(s) and other
valuable consideration, Nielsen Family Properties, LLC

a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Keith W. Hendrickson and
Erika M. Hendrickson, Husband and Wife, as Joint Tenants with full rights of survivorship and not as
Tenants in Common, the following described real estate in Madison County, Iowa:

Unit #2, a part of Parcel "A", which is a part of Lot Three (3) of North Stone Village Plat No. 1, City of
Winterset, Madison County, Iowa, as shown in the Horizontal Property Regime recorded on September
9, 2008, and filed in Book 2008, Page 2730 of the Recorder's Office of Madison County, Iowa.

Nielsen Family Properties, LLC is a Member-Managed LLC and Daniel J. Nielsen, as
Member-Manager for the LLC has authority to sign on behalf of the LLC. This transaction is
occurring in the ordinary course of 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: January 7, 2014

Nielsen Family Properties, LLC
a(n) Limited Liability Company

By Daniel J. Nielsen, Manager
Daniel J. Nielsen, Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on this 7th day of January, 2014
by Daniel J. Nielsen
as Manager
of Nielsen Family Properties, LLC

Connie L. Siefkas
Signature of Notary Public

