



Document 2014 2033

Book 2014 Page 2033 Type 03 001 Pages 2
Date 8/15/2014 Time 2:29 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$439.20
Rev Stamp# 291 DOV# 302

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ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$275,000

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)

Andrew Smith, 316 East Sixth Street, Storm Lake, IA 50588, (712) 732-3538

Taxpayer Information: (Name and complete address)

Pizza Ranch of Winterset, LLC, 1009 N John Wayne Drive, Winterset, Iowa 50273

Return Document To: (Name and complete address)

Andrew Smith
P.O. Box 278
Storm Lake, Iowa 50588

Grantors:
G F Land Partnership

Grantees:
Pizza Ranch of Winterset, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, G F Land Partnership

a(n) Partnership organized and existing under the laws of Iowa does hereby Convey to Pizza Ranch of Winterset, LLC

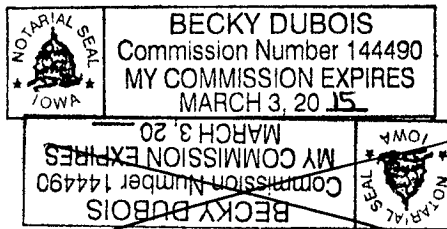
the following described real estate in Madison County, Iowa: Lot Five (5) of Replat of Lot Three (3), Gold Buffet Subdivision, City of Winterset, Madison County, Iowa



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: 8-4-14



G F Land Partnership
a(n) Partnership
By [Signature]
Bradley D. Price, Partner
By _____

STATE OF IOWA, COUNTY OF Dickinson
This record was acknowledged before me on this 4th day of August, 2014,
by Bradley D. Price
as Partner
of G F Land Partnership

[Signature]
Signature of Notary Public