



Document 2014 2112

Book 2014 Page 2112 Type 03 001 Pages 1  
Date 8/25/2014 Time 10:55 AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$77.60  
Rev Stamp# 297 DOV# 309

✓ INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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✓ Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273  
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731  
Taxpayer: Bauer Holdings, LLC, 413 West Court, Winterset, IA 50273



### WARRANTY DEED

For the consideration of -----\$44,000.00----- Dollar(s) and other valuable consideration,  
James A. Brooks and Julie J. Brooks, Husband and Wife,

do hereby

Convey to Bauer Holdings LLC

the

following described real estate in MADISON County, Iowa:  
Lot Five (5) in Block Two (2) of DANFORTH'S ADDITION to the Town of Winterset, Madison  
County, Iowa



Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

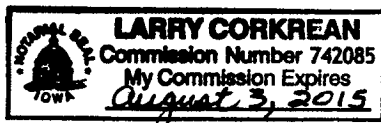
Dated: 19 August 2014

James A. Brooks  
James A. Brooks (Grantor)

Julie J. Brooks  
Julie J. Brooks (Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 19 day of August, 2014, by James A. Brooks and Julie J. Brooks



Larry Corkrean  
Signature of Notary Public