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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Space above for recording data

Prepared By: Andrew J. Boettger, Att'y at Law, 409 Duff, Ames, IA 50010 // (515) 232-2501

Send Tax Stmt. To: R AND J WEIS HOLDING COMPANY 4, L.L.C., 15197 NE White Oak Dr., Cambridge, IA 50046

Return Doc. To: R AND J WEIS HOLDING COMPANY 4 L.L.C., 15197 NE White Oak Dr., Cambridge, IA 50046

\$ 310,200

WARRANTY DEED

KNOW ALL PERSONS THAT BY THIS INSTRUMENT:

PIZZA RANCH OF WINTERSET, L.L.C., an Iowa Limited Liability Company, for valuable consideration CONVEY(S) to:

R AND J WEIS HOLDING COMPANY 4, L.L.C., an Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

Lot 5 of Replat of Lot 3, Gold Buffet Subdivision, City of Winterset, Madison County, Iowa.

AND the Grantor(s) do HEREBY COVENANT with the grantees, and successors in interest, that Grantor(s) hold this real estate by TITLE IN FEE SIMPLE; that they have good and lawful AUTHORITY TO SELL AND CONVEY the same; that this real estate is FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, except as may be stated above; and grantors covenant to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever except as may be stated above. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

This deed is given to a newly formed single member limited liability company and for no consideration and is therefore exempt under §428A.2(21).

This instrument is being signed by the duly authorized Manager of the undersigned Limited Liability Company by said person pursuant to its Operating Agreement in the ordinary course of business.

Signed this 31 day of July, 2015.

PIZZA RANCH OF WINTERSET, L.L.C.,

by Russ Weis
Russ Weis, Manager

STATE OF IOWA, COUNTY OF STORY)

This instrument was acknowledged before me on JULY 31, 2015 by RUSS WEIS as MANAGER of PIZZA RANCH OF WINTERSET, L.L.C.

Sign name here

Print name here

A.O. Boettger
Andrew J. Boettger
Notary Public in and for said State and County

