



Document 2015 3767

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Date 12/22/2015 Time 10:22:18AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 470 DOV# 489

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



\$115,000

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)

David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324, (515) 223-6000

$\frac{1}{3}$

Taxpayer Information: (Name and complete address)

AW & CT Enterprises, LLC, 2178 North River School Rd., Winterset, IA 50273

Return Document To: (Name and complete address)

David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324

Grantors:

Hilsabeck Investments, L.L.C.

Grantees:

AW & CT Enterprises, 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 (\$1.00) Dollar(s) and other
valuable consideration, Hilsabeck Investments, L.L.C.

a(n) Iowa limited liability company organized and existing under
the laws of Iowa does hereby Convey to AW & CT Enterprises, LLC,
an Iowa limited liability company

the following described real estate in Madison County, Iowa:
The North 24 feet in width of the South 44 feet in width of Lot Two (2) in Block Eighteen (18) of the
Original Town Plat of Winterset, Madison County, Iowa, EXCEPT the West 16 feet thereof;

subject to easements, restrictions and party wall of record.



The Limited Liability Company further warrants that it is Manager managed. This deed is executed by
a majority of the managers or members of the limited liability company, the undersigned has authority
to execute this conveyance on behalf of the limited liability company, and this sale is made in the
ordinary course of business of the limited liability company.

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: 12-15-15

Hilsabeck Investments, L.L.C.
a(n) Iowa limited liability company

By Gregory Hilsabeck mgr
Gregory Hilsabeck, Manager

By _____

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on this 15 day of December,
by Gregory Hilsabeck
as Manager
of Hilsabeck Investments, L.L.C.



Lynne Anderson
Signature of Notary Public