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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### 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, Ste 20, Des Moines, IA 50324, (515) 223-6000

**Taxpayer Information:** (Name and complete address)

City of Winterset, City Hall, 124 West Court Avenue, Winterset, IA 50273

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

City of Winterset, City Hall, 124 West Court Avenue, Winterset, IA 50273

**Grantors:**

Kading Properties, L.L.C.

**Grantees:**

City of Winterset, Iowa

**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, Kading Properties, L.L.C.

a(n) Iowa limited liability company organized and existing under the laws of Iowa does hereby Convey to City of Winterset, Iowa

the following described real estate in Madison County, Iowa:

Street Lots A, B and C of GLENWOOD PLAT 1, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa.

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 singular or plural number, according to the context.

Dated: 8/17/15

This deed is exempt according to Iowa Code 428A.2(21)

Kading Properties, L.L.C.  
a(n) Iowa limited liability company

By Karie Kading Ramsey, Manager

By [Signature]

STATE OF IOWA, COUNTY OF POLK  
This record was acknowledged before me on this 17th day of August, 2015,  
by Karie Kading Ramsey  
as Manager  
of Kading Properties, L.L.C.

[Signature]  
Signature of Notary Public

