



Document 2016 302

Book 2016 Page 302 Type 03 001 Pages 4

Date 2/04/2016 Time 2:10:56PM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$175.20

Rev Stamp# 39 DOV# 41

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$ 110,000

Preparer Information: (name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (name and complete address)

Next Door Construction & Properties, LLC, 411 S. 2nd Street, Winterset, IA 50273

Return Document To: (name and complete address)

Next Door Construction & Properties, LLC, 411 S. 2nd Street, Winterset, IA 50273

Grantors:

Montross Properties, LLC

Grantees:

Next Door Construction & Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Jerrold B. Oliver, Attorney

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of \$110,000.00 Dollar(s) and other valuable consideration, Montross Properties, LLC, a limited liability company organized and existing under the laws of Iowa does hereby Convey to Next Door Construction & Properties, LLC the following described real estate in Madison County, Iowa:

Amended Parcel "W", described as being the East 20.35 feet of Lot 4 in Block 18, Original Town of Winterset, Madison County, Iowa; and Lot 3, EXCEPT Parcel "V" in Lot 3 all in Block 18, Original Town 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: January 22, 2016

Montross Properties, LLC, a limited liability company corporation

By: See Signature Pages Attached

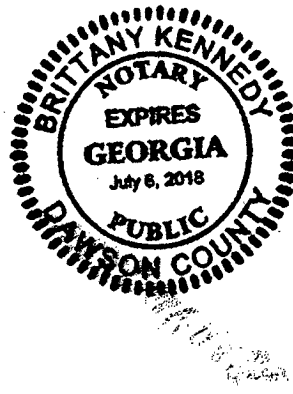
SIGNATURE PAGE BY KAYE HART FOR SALE FROM MONTROSS PROPERTIES, LLC
TO NEXT DOOR CONSTRUCTION & PROPERTIES, LLC

By Kaye J. Hart
Kaye J. Hart, Manager

STATE OF GEORGIA, COUNTY OF Dawson

This record was acknowledged before me this 22 day of Jan.,
2016, by Kaye J. Hart as Manager of Montross Properties, LLC.

[Signature]
Signature of Notary Public

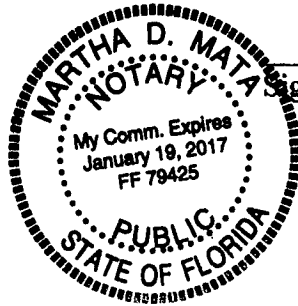


SIGNATURE PAGE BY RAYE ZEIGLER FOR SALE FROM MONTROSS PROPERTIES,
LLC TO NEXT DOOR CONSTRUCTION & PROPERTIES, LLC

By Raye J. Zeigler, Manager
Raye J. Zeigler, Manager

Florida
STATE OF ~~MISSOURI~~, COUNTY OF Collier

This record was acknowledged before me this 22nd day of January,
2016, by Raye J. Zeigler as Manager of Montross Properties, LLC



[Signature]
Signature of Notary Public