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Date 8/02/2016 Time 10:46:37AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 304 DOV# 309

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4612

Return to:

Ryan Hauck, 421 N John Wayne Dr, Winterset, IA 50273

Mail tax statements to:

Ryan Hauck, 421 N John Wayne Dr, Winterset, IA 50273

Order No.: MES-67377/LS

$\frac{1}{2}$  \$139,900

## WARRANTY DEED

Legal: **The North Half (1/2) of Lots Three (3) and Four (4) in Block Two (2) of Center Addition to the Original Town of Winterset, Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Shahan Enterprises, LLC, a limited liability company**, does hereby convey unto **Ryan Hauck, a single person**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

**This deed is executed as provided in the operating agreement of the limited liability company.**

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.

Shahan Enterprises, LLC

BY: \_\_\_\_\_

STATE OF Iowa )  
COUNTY OF Madison )

SS:



This instrument was acknowledged before me on 7-21-16 by Jeff Shahan as Member-Manager of Shahan Enterprises, LLC.

Rebecca Lee Knight  
Notary Public in and for said State