



Document 2016 2322

Book 2016 Page 2322 Type 03 001 Pages 2

Date 8/10/2016 Time 11:53:06AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$340.00

Rev Stamp# 316 DOV# 321

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,  
Des Moines, IA 50309

Phone No.: 515-453-4681

Return to:

Evans View, LLC, 28445 Granite Ct., Adel, IA 50003

Mail tax statements to:

Evans View, LLC, 28445 Granite Ct., Adel, IA 50003

Order No.: MES-67450/MD

\$213,000

## WARRANTY DEED

Legal: **Lot Three (3) of Hutchings' Addition to Winterset, Madison County, Iowa, EXCEPT the North 16.54 feet thereof.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **RHWC, LLC, a limited liability company**, does hereby convey unto **Evans View, LLC, a limited liability company**, 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.

RHWC LLC


BY: 

STATE OF Iowa )

COUNTY OF Dallas )

SS:

This instrument was acknowledged before me on 8/3/16 by Larry Brown as member/manager of RHWC, LLC.

  
Notary Public in and for said State

