

Document 2016 2322

Book 2016 Page 2322 Type 03 001 Pages 2 Date 8/10/2016 Time 11:53:06AM INDX

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$340.00

ANNO SCAN

Rev Stamp# 316 DOV# 321 LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

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

Phone No.: 515-453-4681

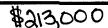
Des Moines, IA 50309 Return to:

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



## WARRANTY DEED

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.

SS:

STATE OF \_

COUNTY OF

This instrument was acknowledged before me on as member (manager

ROBERT D. WEEKS Commission Number 70835

Public in and for said State