



Document 2017 545

Book 2017 Page 545 Type 03 001 Pages 2

Date 2/17/2017 Time 12:11:24PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$295.20

Rev Stamp# 62

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



**WARRANTY DEED**  
**(CORPORATE GRANTOR)**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 104  
**Recorder's Cover Sheet**

\$185,000

**Preparer Information:** (Name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322, Phone: (515) 222-1700

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

Peter Murillo, 1578 North River Trail, Winterset, IA 50273

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

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322

**Grantors:**  
TMH, Inc.

**Grantees:**  
Peter Murillo

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
(CORPORATE GRANTOR)**

For the consideration of ONE Dollar(s) and other valuable consideration, TMH, Inc. a corporation organized and existing under the laws of Iowa does hereby Convey to Peter Murillo

         the following described real estate in MADISON County, Iowa:

The Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SE 1/4 NE 1/4 SW 1/4) of Section 32, Township 77 North, Range 27, West of the 5th P.M., Madison County, Iowa



This is a Deed in Fulfillment given in full and complete satisfaction of the real estate contract filed March 21, 2014 in Book 2014 Page 645 of the Madison County Recorder.

The Corporation 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 on 2-3-17

TMH, Inc., a(n) a(n) Iowa corporation

By Diane Hickman  
Diane Hickman, Treasurer

By \_\_\_\_\_

STATE OF IOWA, COUNTY OF Polk  
This record was acknowledged before me on 2-3-17, by Diane Hickman

as Treasurer  
of TMH, Inc.



Chris Langpaal  
Signature of Notary Public