



**BK: 2017 PG: 641**  
**Recorded: 2/28/2017 at 10:12:43.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$271.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



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

**Preparer Information:** (Name, address and phone number)  
Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

**Taxpayer Information:** (Name and complete address)  
Brandon S. Stanton, 2512 Victory Lane, St. Charles, IA 50240

**Return Document To:** (Name and complete address)  
Madison County Realty, 65 Jefferson, Winterset, IA 50273

**Grantors:**  
Hubz Adventures, LLC

**Grantees:**  
Brandon S. Stanton

**Legal description:**

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



**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$170,000.00----- Dollar(s) and other valuable consideration, Hubz Adventures, LLC, a(n) Limited Liability Company organized and existing under the laws of IOWA does hereby Convey to Brandon S. Stanton, single person

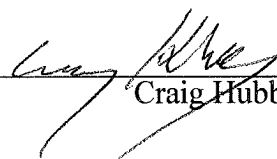
the following described real estate in MADISON County, Iowa: Lots Twenty-six (26), Twenty-seven (27) Twenty-eight (28), Twenty-nine (29) Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35) and Thirty-six (36) in Block Nine (9), in the Town of Hanley, formerly known and platted as West St. Charles, 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 on 2-22-17.

Hubz Adventures, LLC, a(n) Limited Liability Company

By   
Craig Hubby, Member/Manager

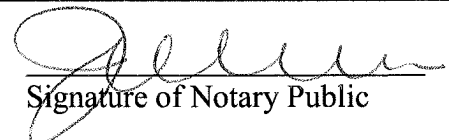
By \_\_\_\_\_

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on \_\_\_\_\_, by Craig Hubby

as Member/Manager  
of Hubz Adventures, LLC.



  
Signature of Notary Public