



BK: 2017 PG: 1137
Recorded: 4/11/2017 at 10:46:09.0 AM
Fee Amount: \$22.00
Revenue Tax: \$215.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (3666ESP)

Return To: Joseph P. Hahn, 450 4th Street NW, Earlham, Iowa 50072

Taxpayer Information: Joseph P. Hahn, 450 4th Street NW, Earlham, Iowa 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Iowa House Fixers, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Joseph P. Hahn and Amanda Lee Potts, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East One-third (1/3) of Lot Three (3) in Block Three (3) and the 16 foot vacated alley on the East side thereof, of Christopher Wilson's Addition to the Town of Earlham, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 2/27/17

Iowa House Fixers, L.L.C., an Iowa Limited Liability Company

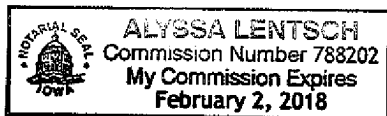
By: [Signature]

Jennifer Hartman
Printed Name

Co-owner
Title

STATE OF Iowa)
) ss:
COUNTY OF Polk)

On this 27th day of February, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Jennifer Hartman as Co-owner of Iowa House Fixers, L.L.C., an Iowa Limited Liability Company.



[Signature]
Notary Public in and for said State

Dated: 2/27/17

Iowa House Fixers, L.L.C., an Iowa Limited Liability Company

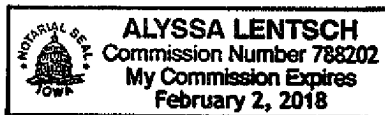
By: Angela G. Carlson

Angela G. Carlson
Printed Name

Co-owner
Title

STATE OF Iowa)
) ss:
COUNTY OF Folk)

On this 27th day of February, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Angela G. Carlson as Co-owner of Iowa House Fixers, L.L.C., an Iowa Limited Liability Company.



Alyssa Lentsch
Notary Public in and for said State