



Document 2017 1838

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Date 6/14/2017 Time 12:37:40PM

Rec Amt \$7.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$58.40 ANNO

Rev Stamp# 241 DOV# 247 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



### WARRANTY DEED

Return to: Hubz Adventures, LLC, 2371 300th Street, Peru, IA 50222

Preparer: Mark L Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Hubz Adventures, LLC, 2371 300th Street, Peru, IA 50222

For the consideration of \$37,000.00 Dollar(s) and other valuable consideration, James C. Eller, Single

Hubz Adventures, LLC do hereby Convey to

Hubz Adventures, LLC the following described real estate in Madison County, Iowa: Lot Four (4) in Block Four (4) of Gaff & Bevington's Addition to the Original Town of Winterset, Madison County, Iowa.



Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. 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 on 6-13-17

James C. Eller  
James C. Eller (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on June 13 2017, by James C. Eller



Tim J. Rethmeier  
Signature of Notary Public