



BK: 2017 PG: 1969
Recorded: 6/26/2017 at 9:29:02.0 AM
Fee Amount: \$17.00
Revenue Tax: \$138.40
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4625

Mail tax statements to and return to:
Roger Weltha and Cheryl Weltha, 318 W Green St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Shahan Enterprises, LLC, a limited liability company**, does hereby convey the following described real estate to **Roger Weltha and Cheryl Weltha, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**:

Lot Three (3) in Block Eight (8) of the Original Town of Winterset in Madison County, Iowa.

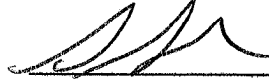
Order No.: MES-73435/JC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, 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.

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.

Shahan Enterprises, LLC

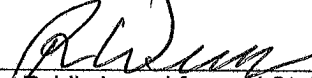


Greg Shahan, member-manager
Printed Name

STATE OF Towa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on 6/19/17 by Greg Shahan as member-manager of Shahan Enterprises, LLC.



Notary Public in and for said State

