



Document 2017 2118

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Date 7/07/2017 Time 3:47:42PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$95.20

ANNO

Rev Stamp# 280 DOV# 288

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

#60,000.00

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (213RTE)

Return To: Zachary Scadden, 723 W North Street, Winterset, IA 50273

Taxpayer Information: Zachary Scadden, 723 W North Street, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, PKH Properties, LLC, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to Zachary Scadden, a single person, following described real estate in Madison County, Iowa:

Lot Five (5) in Block Five (5) of A. B. Shriver's Addition to the Town of Winterset, 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: 6-28-17

PKH Properties, LLC, an Iowa Limited Liability Company

By: Paul Heffron

Paul Heffron

Printed Name member manager

Title

STATE OF Iowa )
COUNTY OF Polk ) ss:

On this 26th day of June 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Paul Heffron as manager of PKH Properties, LLC, an Iowa Limited Liability Company.

Caressa Tolbert
Notary Public in and for said State

