



Document 2017 2249

Book 2017 Page 2249 Type 03 001 Pages 2  
Date 7/21/2017 Time 1:33:15PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$487.20  
Rev Stamp# 306 DOV# 311

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$305,000

**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)  
Breanna Young, PO Box 370, Earlham, IA 50072, (515) 758-2267

**Taxpayer Information:** (Name and complete address)  
HSMill, LLC, c/o Jacob Tessmer, Manager, 19228 365th St., Earlham IA 50072

**Return Document To:** (Name and complete address)  
Breanna Young, PO Box 370, Earlham, IA 50072

**Grantors:**  
TBI Enterprises, LLC

**Grantees:**  
HSMill, LLC

**Legal description:**

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



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

For the consideration of 305,000.00 Dollar(s) and other valuable consideration, TBI Enterprises, LLC, a(n) limited-liability company organized and existing under the laws of Iowa does hereby Convey to HSMill, LLC, a limited-liability company organized and existing under Iowa law,

the following described real estate in Madison County, Iowa: Lots Five (5), Six (6), Seven (7), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), and the East 52 feet of Lot Twelve (12) of McLaughlin Subdivision Plat Two (2), an Addition to the City of Earlham, 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 07/21/2017.

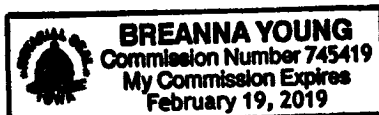
TBI Enterprises, LLC, a(n) limited-liability company

By Isaac Tessmer  
Isaac Tessmer, Manager

By Jacob Tessmer  
Jacob Tessmer, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on \_\_\_\_\_, by Isaac Tessmer and Jacob Tessmer as Managers of TBI Enterprises, LLC.



Breanna Young  
Signature of Notary Public