



Document 2017 2255

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Date 7/21/2017 Time 3:01:20PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 308 DOV# 313

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$160,000

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

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Taxpayer Information: (Name and complete address)
Eric Nixt and Jenni Nixt, 520 Oak Ave. N.E., Earlham, IA 50072

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

Grantors:
HSMill, LLC

Grantees:
Eric Nixt and Jenni Nixt

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of Sixty Thousand and 00/100 (60,000.00) Dollar(s) and other valuable consideration, HSMill, LLC, a(n) limited-liability company organized and existing under the laws of Iowa does hereby Convey to Eric Nixt and Jenni Nixt, as joint tenants with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:
Lot Thirteen (13) 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.

HSMill, LLC, a(n) limited-liability company

By [Signature]
Isaac Tessmer, Manager

By [Signature]
Jacob Tessmer, Manager

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 07/21/2017, by Isaac Tessmer and Jacob Tessmer as Managers of HSMill, LLC.



Breanna Young
Signature of Notary Public