



Document 2017 2425

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Date 8/07/2017 Time 10:56:28AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$209.60

Rev Stamp# 343 DOV# 349

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1104RSS)

Return To: ~~James Weaver, Jr., 620 W Fremont St, WINTERSET, IA 50273~~ mct 4240 44th Ave Meiss IL 61205

Taxpayer Information: James Weaver, Jr., 620 W Fremont St, WINTERSET, IA 50273 349-762-1688

\$13,500

WARRANTY DEED

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

The South 42 feet and 4 inches of the East 66 feet of Lot Three (3) of Burger's Four Acre Lot in 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: 7-31-17

Janssen Properties, LLC, an Iowa Limited Liability Company
By: [Signature]
Adam Janssen
Printed Name
Manager
Title

STATE OF Iowa)
COUNTY OF POIK) ss:

On this 31st day of July, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Adam Janssen as Manager of Janssen Properties, LLC, an Iowa Limited Liability Company.

[Signature]
Notary Public in and for said State

