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Date 10/27/2017 Time 11:53:09AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$44.80

Rev Stamp# 460 DOV# 469

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

Adair Holdings, LLC, Deana K. Walocha, 405 No. 115th St., # 100, Omaha, NE 68154, Phone #: 402-399-9049

✓ **Return to:** Jason & Jessica Kleemeier, 3205 ^{Cedar Km} Covered Bridge Rd., Winterset, IA Phone #:

Mail tax statements to: Jason & Jessica Kleemeier, 3205 ^{Cedar Km} Covered Bridge Rd., Winterset, IA Phone #:

~~\$28,500~~

WARRANTY DEED

The Grantor, **ADAIR HOLDINGS, LLC**, a Nebraska Limited Liability Company, authorized to conduct business in the State of Iowa, for and in consideration of the sum of One Dollar(s) and 00/100--- (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, sell, convey unto **JASON KLEEMEIER AND JESSICA KLEEMEIER**, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, title and interest of the Grantor, in and to the following described real estate, to-wit:

The West 4 Feet of the North Half (N1/2) of Lot 3 and the North Half (N1/2) of Lot 4 in Block 11 of Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa.

Subject to all applicable building restrictions, restrictive covenants, easements, if any. Situated in the County of MADISON and State of Iowa, hereby releasing and waiving all rights.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

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.

The Limited Liability Company further warrants that it is: Member-managed. This deed is signed by a majority of the members, as appropriate. The undersigned has the authority to sign on behalf of the limited liability company.

This sale is made in the ordinary course of business of the limited liability company.

Dated this 4th day of October, 2017.

**Adair Holdings, LLC, a Nebraska
Limited Liability Company**

**By: U.S. Assets, LLC, a Nebraska
Limited Liability Company**

By: _____

John Adair
John Adair, Member

By: _____

Axel Adair
Axel Adair, Member

STATE OF NEBRASKA
COUNTY OF DOUGLAS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4 day of October, 2017, within my jurisdiction, the within named John Adair, Member and Axel Adair, Member who acknowledged that they are a Member of U.S. Assets, LLC, a Nebraska Limited Liability Company the sole member of Adair Holdings, LLC, a Nebraska Limited Liability Company, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company so to do.

Ava Chester

Ava Chester

My Commission Expires: April 5th, 2019

