



Document 2018 2511

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Date 8/02/2018 Time 3:50:45PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 319

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$59,900

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)

Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)

Ruth Maas, 14320 Ventura Blvd., Ste. 753, Sherman Oaks, CA 91423

Return Document To: (Name and complete address)

Covered Bridge Realty, 104 North 1st Avenue, Winterset, IA 50273

Grantors:

Marathon Ventures, LLC

Grantees:

Ruth Maas and Maira Dias Mariano Maas

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of -----\$59,900.00----- Dollar(s) and other valuable consideration, Marathon Ventures, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Ruth Maas and Maira Dias Mariano Maas

the following described real estate in MADISON County, Iowa: Lot Seven (7) in Block One (1) of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract dated December 30, 2016, and January 3, 2017, and filed for record on January 4, 2017, in the Madison County, Iowa, Recorder's Office, Book 2017, Page 18..

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.

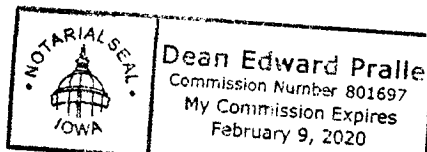
Dated on 7/17/2018.

Marathon Ventures, LLC, a(n) Limited Liability Company

By Kris Rachut
Kris Rachut, Manager

By Manager

STATE OF IOWA, COUNTY OF Cerro Gordo
This record was acknowledged before me on July 17, 2018, by Kris Rachut
as Manager
of Marathon Ventures, LLC



Dean Pralle
Signature of Notary Public