This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-5724

Mail tax statements to and return to:
Steven C. Sawyers, 1233 State Hwy 92, Winterset , IA 50273

$244,000

WARRANTY DEED

For the consideration of One Dollar ($1.00) and other good and valuable consideration,

receipt of which is hereby acknowledged, **Kading Properties, LLC, a limited liability**

company, does hereby convey the following described real estate to **Steven C. Sawyers**:

**Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Ten (10),
Eleven (11) and Sixteen (16) of Glenwood Plat 1, an Addition to the City of
Winterset, Madison County, Iowa.**
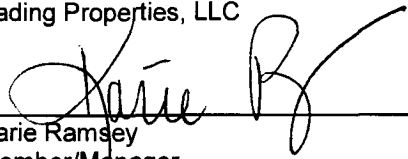
Order No.: MES-81880/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantee, 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.

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.
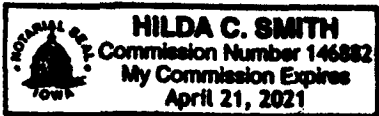
Kading Properties, LLC

_____
Karie Ramsey
Member/Manager

STATE OF ___Iowa___)
) SS:
COUNTY OF ___Polk___)

This instrument was acknowledged before me on ___8/14/18___ by Karie Ramsey as Member/Manager of Kading Properties, LLC.

_____
Notary Public in and for said State

HILDA C. SMITH
Commission Number 146852
My Commission Expires
April 21, 2021

Warranty Deed LLC - Page 2