



Document 2018 3154

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Date 9/28/2018 Time 4:03:02PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$135.20

Rev Stamp# 411 DOV# 412

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4614

EV Mail tax statements to and return to:
PKH Properties, LLC, 124 E Filmore St, Winterset, IA 50273

2 1/2 x 2

\$85,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **T & S Property Services, LLC, a limited liability company**, does hereby convey the following described real estate to **PKH Properties, LLC, a limited liability company**:

The East Fifty -four (54) feet of Lot One (1), in Block Two (2), of Center Addition to Winterset, Madison County, Iowa.



Order No.: MES-82478/

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.

T & S Property Services, LLC



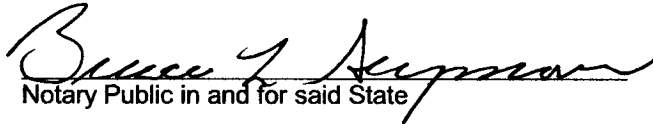
Susan R. Schafer
Printed Name

STATE OF Texas)

COUNTY OF Dallas)

SS:

This instrument was acknowledged before me on September 27, 2018 by Susan R. Schafer as member of T & S Property Services, LLC.



Notary Public in and for said State

