



Document 2018 3694

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Date 11/15/2018 Time 10:28:34AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$159.20 ANNO

Rev Stamp# 487 DOV# 487 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)453-5724

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

$\frac{1}{1}$

\$100,000

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 Sawyers**:

Lots Twelve (12), Thirteen (13), Fourteen (14) and Eighteen (18) of Glenwood Plat 1, an Addition to the City of Winterset, Madison County, Iowa.



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.

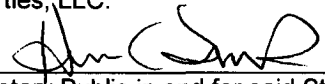
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Kading Properties, LLC


Karie Ramsey
Member/Manager

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 11/9/18 by Karie Ramsey as Member/Manager of Kading Properties, LLC.


Notary Public in and for said State

