

Document 2018 3776

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Date 11/20/2018 Time 12:44:49PM

Rec Amt \$7.00 Aud Amt \$5.00 Rev Transfer Tax \$239.20 Rev Stamp# 503 DOV# 502 I NDX ANNO SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Preparer: Shannon Sobek, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515-283-1801 (3532RE)

Exeturn To: Shawn M. Pepel, 155 NW Walnut Ave, Earlham, IA 50072

Taxpayer Information: Shawn M. Pepel, 155 NW Walnut Ave, Earlham, IA 50072

PRL53210

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Tri State Ventures**, **Inc.**, a corporation organized and existing under the laws of Nebraska, does hereby Convey to the **Shawn M. Pepel**, a married person, the following described real estate in Madison County, Iowa:

The East 113 feet in width of Lot One (1) in Block One (1) of Wilson's Addition to the Town of Earlham, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The Corporation 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, and as masculine or feminine gender, according to the context.

Dated: 111312

Tri State Ventures, Inc., a Nebraska

Corporation (Grantor)

Travis Overhue, President

STATE OF IOWA

COUNTY OF PCUL

On this 3 day of November, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared Travis Overhue, President of Tri State Ventures, Inc., a Nebraska Corporation

Corporation.

SHANNON L. SOBEK
Commission Number 791332
My Commission Expires

Notary Public in and for said State