



Document 2018 3922

Book 2018 Page 3922 Type 03 001 Pages 2

Date 12/03/2018 Time 11:03:39AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$80.80

Rev Stamp# 526 DOV# 525

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

MADISON COUNTY RENOVATIONS, INC., 2690 Quail Ridge Lane, Winterset, Iowa 50273

File #RESC / SAM (spo)

$\frac{1}{1}$  \$51,000

## WARRANTY DEED

Legal: Parcel "N" and Parcel "O" located in the East Half (1/2) of Lot One (1) of LINDSEY'S ADDITION to Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2018, Page 2740 on August 22, 2018, in the Office of the Recorder of Madison County, Iowa

Address: 808 – 5<sup>th</sup> Avenue South, Winterset, Iowa 50273



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **LRG Investments, L.L.C.**, a **limited liability company**, does hereby convey the above-described real estate to **Madison County Renovations, Inc.**

### SUBJECT TO ALL 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.

**This deed is executed as provided in the operating agreement of the limited liability company.**

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.

STATE OF IOWA )  
COUNTY OF Dallas ) SS:

On this 28 day of November, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared Ryan Gray, to me known, and who being by me duly sworn, did say that the person is the owner of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

Samantha K Orellana  
Notary Public in and for said State

Dated: November 28<sup>th</sup>, 2018

LRG INVESTMENTS, L.L.C.  
A limited liability company by:

[Signature]

Ryan Gray  
PRINT NAME OF SIGNATORY

