



BK: 2019 PG: 257
Recorded: 1/16/2019 at 11:04:35.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$247.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Joseph T. Rasmussen, P.O. Box 367, Exira, IA 50076, Phone: (712) 268-5357

Taxpayer Information: (name and complete address)
Hilsabeck Properties, LLC, 619 S. 19th Street, West Des Moines, IA 50265

Return Document To: (name and complete address)
Joseph T. Rasmussen, P.O. Box 367, Exira, IA 50076

Grantors:

Winnie's LTD

Grantees:

Hilsabeck Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **WINNIE'S LTD**, a corporation organized and existing under the laws of Iowa, does hereby convey to **HILSABECK PROPERTIES, LLC** the following described real estate in Madison County, Iowa:

The West Two-thirds (2/3) of Lot Three (3) in Block Twenty-five (25) of the Original Town of Winterset, Madison County, Iowa.

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, according to the context.

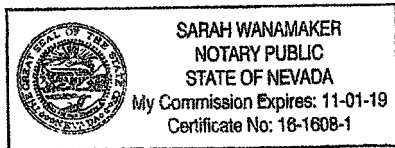
Dated this 15 day of January, 2019.

WINNIE'S LTD, an Iowa corporation

By: Winnie Casper
Winnie Casper, President

STATE OF Nevada, COUNTY OF Clark

This record was acknowledged before me on this 15th day of January, 2019, by Winnie Casper, as President of Winnie's LTD.



Sarah Wanamaker
Signature of Notary Public