



Document 2019 370

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Date 1/28/2019 Time 11:41:50AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$200.00

Rev Stamp# 31 DOV# 31

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$125,500⁰⁰

PREPARED BY:

Dana Sawyers, First American Title, 5501 LBJ Freeway, Ste. 200, Dallas, TX 75240, 214-987-6776

Address Tax Statements To: Postal Building & Leasing Co., 720 Olive St, Ste. 1630, St. Louis, MO 63101

EV Return to: First Dakota Title, 600 S Main Ave Ste 101, Sioux Falls SD 57104
Attn: Recordings Dept

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, C-TAN INVESTMENTS, L.L.C., a Missouri limited liability company hereinafter referred to as "Grantor", does hereby sell and convey **POSTAL BUILDING & LEASING CO., a Missouri corporation**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Madison, State of Iowa, to-wit ("Property"):

Lots 2, 3, 4, and the East 13 feet of Lot 5 in the re-subdivision of Lots 6 and 7, in Block 3, of the Original Town Plat of Earlham, Madison County, Iowa.

Prior instrument recorded under Document 201039, of the Recorder of Madison County, State of Iowa.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Grantor does hereby covenant with Grantee to warrant and defend the Property against the lawful claims of all persons claiming by, through or under it except as may be stated above.

WORDS AND PHRASES HEREIN, including acknowledgement hereof, shall be construed as in the singular or plural number; and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 16th day of January, 2019

SIGNATURE PAGE ATTACHED

C-Tan Investments, L.L.C.,
A Missouri limited liability company

By: MA
Printed Name: Matt Mills
Title: Manager

STATE OF MISSOURI
COUNTY OF Stoddard

On this 16th day of January, 2019, before me, Diana M. Barr, a Notary Public in and of the County of _____, the State of Missouri, personally appeared **Matt Mills, as Manager of C-Tan Investments, L.L.C., a Missouri limited liability company**, and to me personally known, and for he did say, that he is the authorized person to sign this deed, and did severally acknowledge the execution of said deed as a voluntary act.

In Witness Whereof, I have hereunto signed my name and affixed my Notarial Seal on the day and year last above written.



DIANA M. BARR
My Commission Expires
August 28, 2022
Stoddard County
Commission #14443392

Diana M. Barr
Notary Public
Printed name Diana M. Barr
Expiration Date 08-28-2022