



Document 2019 944

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Date 4/02/2019 Time 2:22:34PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$311.20

Rev Stamp# 87 DOV# 88

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

\$195,000

Preparer Information: (Name, address and phone number)

Mark L. Smith,
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Covered Bridges Coffee Company, 1217 North 6th Avenue Circle, #1, Winterset, IA 50273

Return Document To: (Name and complete address)

Madison County Realty, 65 Jefferson, Winterset, IA 50273

Grantors:

Nielsen Family Properties, LLC

Grantees:

Covered Bridges Coffee Company

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$195,000.00----- Dollar(s) and other valuable consideration, Nielsen Family Properties, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Covered Bridges Coffee Company


the following described real estate in Madison County, Iowa: Unit #1, a part of Parcel "A", which is a part of Lot Three (3) of North Stone Village, Plat No. 1, City of Winterset, Madison County, Iowa, as shown in the Horizontal Property Regime recorded on September 9, 2008, and filed in Book 2008, Page 2730 of the Recorder's Office of Madison County, Iowa.

The grantor 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.

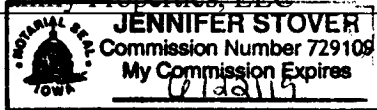
Dated on 4-1-19.

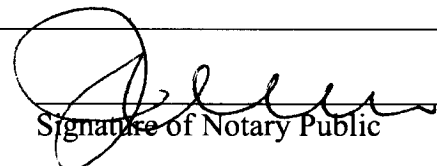
Nielsen Family Properties, LLC, a(n) Limited Liability Company

By 
Dan Nielsen, Member-Manager

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 4/1/19, by Dan Nielsen
as Member-Manager
of Nielsen Family Properties, LLC




Signature of Notary Public