



**BK: 2019 PG: 1023**  
**Recorded: 4/10/2019 at 1:34:46.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$7.78**  
**Combined Fee: \$24.78**  
**Revenue Tax: \$239.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-5724

Mail tax statements to and return to:  
WJH, LLC, 3300 Battleground Ave., SUite 101, Greensboro, NC 27410

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kading Properties, LLC, a limited liability company**, does hereby convey the following described real estate to **WJH, LLC, a limited liability company**:

**Lots 15, 17, 19, 20, 21 and 22, Glenwood Plat 1, an Addition to the City of Winterset, Madison County, Iowa.**

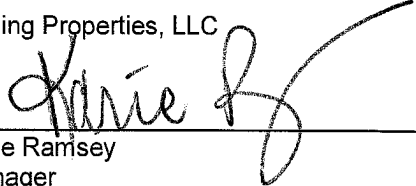
Order No.: MES-84112/CC

**SUBJECT TO ANY 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.

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.

Kading Properties, LLC

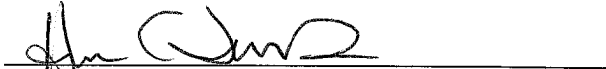


Karie Ramsey  
Manager

STATE OF Iowa )  
COUNTY OF Polk )

SS:

This instrument was acknowledged before me on 2/26/19 by Karie Ramsey as Manager of Kading Properties, LLC.

  
Notary Public in and for said State