



Document 2020 1144

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Date 4/03/2020 Time 12:34:27PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 103 DOV# 104

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

\$140,000

Preparer Information: (Name, address and phone number)

Mark L. Smith, P.O. Box 230, Winterset, IA 50273; (515)462-3731

Taxpayer Information: (Name and complete address)

Eric and Joie Hickenbottom, 1655 98th Street, #104, West Des Moines, IA 50266

Return Document To: (Name and complete address)

Eric and Joie Hickenbottom, 1655 98th Street, #104, West Des Moines, IA 50266

Grantors:

Royal Holdings, LLC

Grantees:

Eric Hickenbottom and Joie Hickenbottom

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of ---\$140,000--- Dollar(s) and other valuable consideration, Royal Holdings, LLC, a(n) Limited Liability Company organized and existing under the laws of Iowa does hereby Convey to Eric Hickenbottom and Joie Hickenbottom, as joint tenants with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:
Lot Seven (7) in Block Two (2) of Center Addition to the City of Winterset, 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 April 1, 2022.

Royal Holdings, LLC, a(n) Limited Liability Company

By 
Jeff Molander, Manager

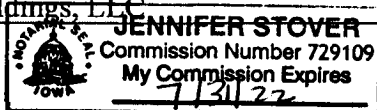
By _____

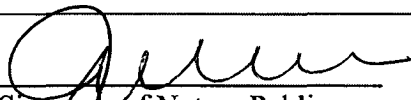
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/1/22, by Jeff Molander

as Manager

of Royal Holdings, LLC




Signature of Notary Public