



Document 2020 3492

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Date 9/15/2020 Time 12:21:18PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$40.00

Rev Stamp# 416 DOV# 408

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

# 25,500



**WARRANTY DEED**

(CORPORATE/BUSINESS ENTITY GRANTOR)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 335

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Adey, LLC, 616 W. Washington Street, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

**Grantors:**

Nigg Properties, LLC

**Grantees:**

Adey, LLC

**Legal description:**

**Document or instrument number of previously recorded documents:**



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

For the consideration of ---25,500.00--- Dollar(s) and other  
valuable consideration, Nigg Properties, LLC,  
a(n) Limited Liability Company organized and existing under  
the laws of Iowa does hereby Convey to Adey, LLC

the following described real estate in Madison County, Iowa:  
The East Half (1/2) of Lot Seven (7) of the Sub-division of the Northeast part of the Northwest  
Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North,  
Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, otherwise described as a  
tract commencing 439 feet and 3 inches West of the Northeast corner of said 40-acre tract, and  
running thence South 272 feet and 3 inches, thence West 54 1/2 feet, thence North 272 feet and 3  
inches, thence East 54 1/2 feet to the point of beginning, EXCEPT that part condemned for highway  
purposes in Condemnation filed January 18, 1960, in Deed Record 89, Page 548



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.

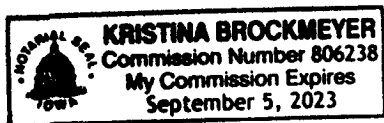
Dated on September 14, 2020

Nigg Properties, LLC, a(n) Limited Liability Company

By [Signature]  
Shawn Nigg, Member Manager

By [Signature]  
Sarah Nigg, Membr Manager

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on September 14, 2020 by Shawn Nigg  
as Member Manager  
of Nigg Properties, LLC



[Signature]  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 14, 2020 by Sarah Nigg

as Membr Manager,  
of Nigg Properties, LLC

*Kristina Brockmeyer*  
Signature of Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_,  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_,  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public