

CONSIDERATION \$45,000

BK: 2020 PG: 3615
Recorded: 9/23/2020 at 4:06:53.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$71.20
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)453-4637

Mail tax statements and return document to:

Blue Heeler Properties, LLC, 4725 Merle Hay Road, Ste. 200, Des Moines , IA 50322

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jennie Hartz, a single person**, does hereby convey unto **Blue Heeler Properties, LLC, a limited liability company**, the following described real estate:

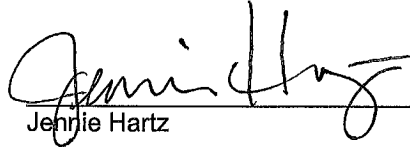
Lot Eight (8) in Block Six (6) of West Addition to the Town of Winterset, Madison County, Iowa

Order No.: 808-14322/BS

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

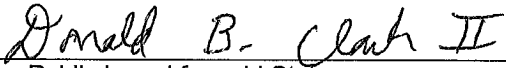
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Jennie Hartz

STATE OF IOWA
COUNTY OF Dallas

)
) SS:

This instrument was acknowledged before me on Sept 17 2020 by Jennie Hartz, a single person.


Notary Public in and for said State

