



Document 2020 4946

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

\$65,000

Preparer Information: (name, address and phone number)

William W. Graham
400 Locust Street, Suite 380
Des Moines, IA 50309
Phone: (515) 288-6440

Taxpayer Information: (name and complete address)

One Saddle, LLC
512 ½ E. Grand Avenue, Ste 200
Des Moines, IA 50309

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

William W. Graham
400 Locust Street, Suite 380
Des Moines, IA 50309
Phone: (515) 288-6440

Grantors:

WAVO Properties, L.P., a Delaware Limited Partnership

Grantees:

One Saddle, LLC, an Iowa limited liability company

Legal Description: See Page 2

Document or instrument number of previously recorded documents: 2017, 814

**WARRANTY DEED
(Corporate)**

For the consideration of Ten Dollar(s) and other valuable consideration, WAVO Properties, L.P., a Delaware Limited Partnership ("Seller"), organized and existing under the laws of Delaware does hereby Convey to One Saddle, LLC, an Iowa Limited Liability Company ("Buyer"), the following described real estate in Madison County, Iowa:

Lot Four (4) of Knoufs Rural Estates Sub-District, a subdivision of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Locally known as 1444 Walnut Lane, Cumming, Iowa.

Subject to easements and restrictions of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; subject to the restrictions stated above, 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 to any liens or encumbrances created or suffered to be created by the acts or defaults of the Grantee and 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.

This Deed is given in full and complete satisfaction of the Real Estate Contract between WAVO Properties, L.P. (Seller) and One Saddle, LLC (Buyer) in the original principal amount of \$65,000.00 dated March 9, 2017 and filed March 13, 2017 in Book 2017 at Page 814 of the Madison County records.

Dated: 12/22, 2020.

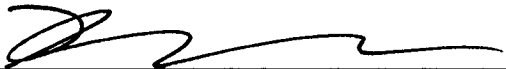
WAVO Properties, L.P.

By William A. Van Orsdel
William A. Van Orsdel,
Managing General Partner

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on Dec 22ND, 2020, by
William A. Van Orsdel, as Managing General Partner of WAVO Properties, L.P..





Signature of Notary Public