



Document 2021 190

Book 2021 Page 190 Type 03 001 Pages 2

Date 1/14/2021 Time 9:59:16AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 17 DOV# 20

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

Adair Holdings, LLC, Deana K. Walocha, 405 No. 115th St., # 100, Omaha, NE 68154, Phone #: 402-399-9049

✓ **Return to** Daniel J & Amy C Maiers, 128 3rd Ave S, Winterset, IA 50273 Phone #:

Mail tax statements to Daniel J & Amy C Maiers, 128 3rd Ave S, Winterset, IA 50273 Phone #:

\$ 34900

SPECIAL WARRANTY DEED

The Grantor, **ADAIR HOLDINGS, LLC**, a Nebraska Limited Liability Company, authorized to conduct business in the State of Iowa, for and in consideration of the sum of One Dollar(s) and 00/100--- (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby sell, convey and warrant specially unto **DANIEL J. MAIERS AND AMY C. MAIERS**, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, all right, title and interest of the Grantor, in and to the following described real estate, to-wit:

LOT 4 IN BLOCK 1 OF GAFF & BEVINGTON'S ADDITION TO THE
TOWN OF WINTERSET, MADISON COUNTY, IOWA.

Subject to all applicable building restrictions, restrictive covenants, easements, if any.
Situating in the County of **Madison** and State of Iowa, hereby releasing and waiving all rights.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, Grantor hereby binds itself to warrant and defend the title against all acts of Grantor herein and no other.

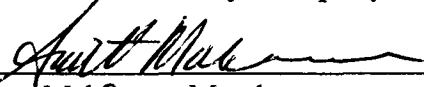
The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company holds the real estate by title in fee simple that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;

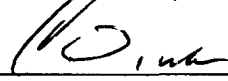
and the Company covenants to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under Grantor

The Limited Liability Company further warrants that it is: Member-managed.
This deed is signed by a majority of the members, as appropriate. The undersigned
has the authority to sign on behalf of the limited liability company.
This sale is made in the ordinary course of business of the limited liability company.

Dated this 8 day of December 2020.

**Adair Holdings, LLC, a Nebraska
Limited Liability Company**
**By: U.S. Assets, LLC, a Nebraska
Limited Liability Company**

By: 
Scott Makinster, Member

By: 
Axel Adair, Member

**STATE OF NEBRASKA
COUNTY OF DOUGLAS**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8 day of December, 2020, within my jurisdiction, the within named Scott Makinster, Member and Axel Adair, Member who acknowledged that they are a Member of U.S. Assets, LLC, a Nebraska Limited Liability Company the sole member of Adair Holdings, LLC, a Nebraska Limited Liability Company, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said Limited Liability Company so to do.



Ava Chester

My Commission Expires: April 5th, 2023

