



Document 2022 1115

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Date 4/18/2022 Time 11:50:08AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 131 DOV# 127

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$200,000

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: David Thompson, 2220 204th Ct, Winterset, IA 50273 and Jean
Thompson

Return Document To: David Thompson, 2220 204th Ct, Winterset, IA 50273

Grantors: 1st Ave Collective, LLC,

Grantees: David Thompson and Jean Thompson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, 1st Ave Collective, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to David Thompson and Jean Thompson, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West One-Third (1/3) of Lot Eight (8) in Block Eleven (11), in the Original Town of Winterset, Madison County, Iowa. 

The Corporation 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: 4/11/22.

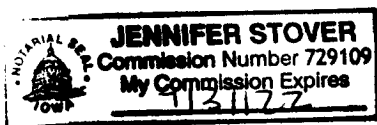
1st Ave Collective, LLC, an Iowa limited liability company

By Sarah J Reed
Sarah Reed, Member-Manager

By Sandra Geronimo
Sandra Geronimo, Member- Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 11, 2022,
by Sarah Reed and Sandra Geronimo, as Member- Managers, of 1st Ave Collective, LLC, a limited liability company.



[Signature]
Signature of Notary Public