



Document 2022 1634

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Date 6/02/2022 Time 12:16:10PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Rev Stamp# 195 DOV# 188

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

455,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: 61 E. Washington, LLC , 623 S. 7th Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Lou M. Erpelding and Coe L. Erpelding

Grantees: 61 E. Washington, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifty-five Thousand Dollars (s) and other valuable consideration, Lou M. Erpelding and Coe L. Erpelding, husband and wife, do hereby Convey to 61 E. Washington, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The West Half (½) of Lot Seven (7) and the East Twelve (12) feet of Lot Six (6) in Block Twenty-four (24), of the Original Town of Winterset, Madison County, Iowa, EXCEPT the North Eight (8) feet of the West Thirty-two and one half (32 ½) feet thereof



Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant 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.

Dated: 6/1/2022

Lou M. Erpelding, Grantor

Coe L. Erpelding, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-1-22 by
Lou M. Erpelding and Coe L. Erpelding.



Signature of Notary Public