



Document 2022 2938

Book 2022 Page 2938 Type 03 001 Pages 2
Date 10/07/2022 Time 12:58:03PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$551.20 ANNO
Rev Stamp# 384 DOV# 377 SCAN
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA CHEK

\$345,000

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

¹
2, **Taxpayer Information:** Winterset Sale Barn, LLC, 2604 NE 13th Court, Ankeny, IA 50021

~~E~~ ✓ **Return Document To:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors: Madison County Auction Company, L.L.C.

Grantees: Winterset Sale Barn, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Madison County Auction Company, L.L.C., a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Winterset Sale Barn, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "S" located in the West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-Five (75) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa, containing 17.03 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 3392 on September 9, 2020 in the Office of the Recorder of Madison County, Iowa.



The grantor 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: 9-28-2022

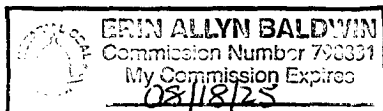
Madison County Auction Company, L.L.C., an
Iowa limited liability company

By

Timothy Gomez Manager

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on September 28, 2022
by Timothy Gomez, as Manager, of Madison County Auction Company, L.L.C. a limited
liability company.



[Signature]
Signature of Notary Public