



Document 2013 368

Book 2013 Page 368 Type 03 001 Pages 2

Date 1/31/2013 Time 3:53 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 27 DOV# 27

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$130000

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2536 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

G & J Properties, LLC, 3032 Cummings Rd, Van Meter, IA 50261

Mail tax statements to:

G & J Properties, LLC, 3032 Cummings Rd, Van Meter, IA 50261

Order No.: MES-43595/BS

WARRANTY DEED

Legal: **Lot Two (2) of Helen McCall Huntoon Addition, Plat No. 2 to the City of Winterset, Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Innovative Industries, Inc., a corporation**, does hereby convey unto **G & J Properties, LLC, a limited liability company**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Corporation does hereby covenant with Grantee, 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 the Corporation 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, and as masculine or feminine gender, according to the context.

Innovative Industries, Inc.

BY: Deb Westphal

Deb Westphal
Board Chair

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on 1-29-13 by Deb Westphal as Board Chair of Innovative Industries, Inc..

Robert D. Weems
Notary Public in and for said State

