

BK: 2016 PG: 1018
Recorded: 4/21/2016 at 9:35:51.0 AM
Fee Amount: \$17.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Scott Leff
2015 E 9th St
Des Moines, IA 50316
515-669-0923

Taxpayer Information: (name and complete address)

Naturlich Health & Beauty Corp
James Hagen
2942 N 24th St, Ste 114
Phoenix, AZ 85016

Return Document To: (name and complete address)

James Hagen
2942 N 24th St, Ste 114
Phoenix, AZ 85016

Grantors: HF Company, an Iowa Partnership

Grantees: Naturlich Health & Beauty Corp

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2009 Page 809

SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, HF Company, an Iowa Partnership, does hereby convey to Naturlich Health and Beauty Corp the following described real estate in Madison County, Iowa:

Parcel ID: 930000500020000

The South 65 feet of Out Lot 1 in the NW 1/4 of NE 1/4 of Section 11, Township 74 North, Range 27 West of the 5th P.M. in the town of East Peru, Madison County, Iowa

Locally know as: **Deardorff Ave, Peru, IA 50222**

For consideration of less than \$500.

Grantors do hereby covenant with Grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under them, except outstanding real estate taxes or special assessments. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

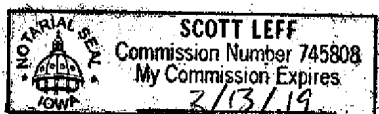
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4/21/16

By *Tristan Frank*
Tristan Frank, General Partner of HF Company

STATE OF IOWA, COUNTY OF POLK

On this 21st day of April 2016 before me, a notary public in and for said State, personally appeared Tristan Frank, to me personally known, who did say that he is a partner of HF Company, an Iowa Partnership; that no seal has been procured by the said HF Company; that said instrument was signed on behalf of said by authority of its partners; and that the said Tristan Frank as such partner acknowledged the execution of said instrument to be the voluntary act and deed of said HF Company, by it and by them voluntary executed.



Scott Leff, Notary Public