



Document 2017 2112

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Date 7/07/2017 Time 3:27:10PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$335.20

Rev Stamp# 278 DOV# 286

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

Taxpayer: MOSS Properties, LLC, c/o Jason Starr, 101 E. Jefferson Street, Winterset, IA 50273

For the consideration of \$210,000.00-----Dollar(s) and other valuable consideration, Shahan Enterprises, LLC,

do hereby Convey to
MOSS Properties, LLC,

the following described real estate in
Madison County, Iowa: The South Eighty-two (82) feet of Lot Five (5), in Block Twelve (12)
of the Original Town of Winterset, Madison County, Iowa, EXCEPT the North 16.7 feet of the West 26.7
feet of the South 82 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 on July 6, 2017

Greg Shahan, Member-Manager (Grantor)

Jeff Shahan, Member-Manager (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 6, 2017, by Greg Shahan and Jeff Shahan, as Member-Managers of Shahan Enterprises, LLC



Signature of Notary Public