



Document 2017 2177

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Date 7/12/2017 Time 3:46:49PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$495.20

Rev Stamp# 295

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$310,000

PREPARED BY:

CHET CHICKERING

809 N JOHN WAYNE DR.

WINTERSET, IA 50273

$\frac{1}{2}$

☒ RETURN TO:

WINNIE CASPER

900 MONTE NERONE AVE.

HENDERSON, NV 89012

GRANTOR:

JANSSERING PTR

GRANTEE:

WINNIES LTD



WARRANTY DEED **(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of \$310,000.00 and no/100ths----- Dollar(s) and other valuable consideration, JANSSERING PTR,
a(~~X~~) Partnership organized and existing under the laws of the State of Iowa does hereby Convey to WINNIE'S LTD

the following described real estate in Madison County, Iowa:

The West Two-thirds (2/3) of Lot Three (3) in Block Twenty-five (25) of the Original Town of Winterset, Madison County, Iowa,

AND

Lot Four (4) in Block Nineteen (19) of the Original Town of Winterset, Madison County, Iowa.

This deed is in fulfillment of the real estate contract dated October 15, 2005 and filed for record with the Madison County Recorder's Office on November 29, 2005 in Book 2005 at Page 5704. This deed is exempt from declaration of value and groundwater hazard statement filing requirements.

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 on July 6, 2017.

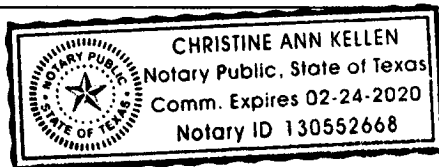
Janssering PTR, a(~~X~~) Partnership

By Chet R. Chickering
Chet R. Chickering, Partner

By Susan K. Chickering
Susan K. Chickering, Partner

STATE OF TEXAS, COUNTY OF DENTON

This record was acknowledged before me on July 6, 2017, by Chet R. Chickering and Susan K. Chickering
as Partners
of Janssering PTR



Christine Ann Kellen
Signature of Notary Public