



BK: 2018 PG: 214
Recorded: 1/19/2018 at 1:20:41.0 PM
Fee Amount: \$17.00
Revenue Tax: \$293.60
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer Information: (Name and complete address)
Benjamin J. Baker, 421 Oak Tree Drive, Winterset, IA 50273

Return Document To: (Name and complete address)
Benjamin J. Baker, 421 Oak Tree Drive, Winterset, IA 50273

Grantors:
PJC Investments, LLC

Grantees:
Benjamin J. Baker

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of ---\$183,675.00--- Dollar(s) and other
valuable consideration, PJC Investments, LLC,
a(n) Limited Liability Company organized and existing under
the laws of Iowa does hereby Convey to Benjamin J. Baker , a single man

the following described real estate in Madison County, Iowa:
Lot Eight (8B) of Arbor Park, Plat Two (2), an addition to the City of Winterset, 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 on Jan. 16, 2018.

PJC Investments, LLC, a(n) Limited Liability Company

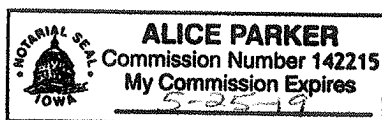
By 
Peter Corkrean, Member Manager

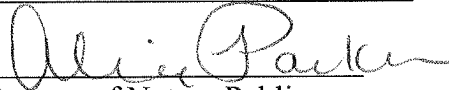
By _____

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 16 2018, by Peter Corkrean

as Member Manager
of PJC Investments, LLC




Signature of Notary Public