



**BK: 2018 PG: 692**

**Recorded: 3/2/2018 at 1:10:20.0 PM**

**Fee Amount: \$22.00**

**Revenue Tax: \$335.20**

**LISA SMITH RECORDER**

**Madison County, Iowa**

## **WARRANTY DEED**

**Recorder's Cover Sheet**

**Preparer Information:**

J. Portman  
RV Horizons, Inc.  
5600 S. Quebec St. # 220A  
Greenwood Village, CO 81413  
(720) 537-3100

**Taxpayer Information:**

Winterset MHP, LLC  
c/o RV Horizons, Inc.  
P. O. Box 457  
Cedaredge, CO 81413

**Return Document To:**

First American Title Insurance Company  
c/o Tanya Dunn  
Harborview Plaza  
3031 N. Rocky Point Dr West, Ste 550, Tampa, FL 33607

**Grantors:**

Weeks Properties, Inc.

**Grantee:**

Winterset MHP, LLC

**Legal Description:** See Page 2

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Weeks Properties, Inc.**, an Iowa corporation does hereby convey to **Winterset MHP, LLC**, a Colorado limited liability company, the following described real estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter (¼) of the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-one (31), thence South 89°15½' East 50 feet to the point of beginning; thence North 198.42 feet; thence South 89°15½' East 94.23 feet; thence North 27.25 feet; thence South 89°15½' East 162.27 feet; thence North 205.81 feet; thence South 89°15½' East 195.32 feet; thence South 00°03' East 306.48 feet; thence North 89°15½' West 66 feet; thence South 00°03' East 125 feet; thence North 89°15½' West 386.20 feet to the point of beginning, EXCEPT Parcel "F" located therein, containing 0.613 acres, as shown in Plat of Survey filed in Book 2, Page 342 on February 26, 1998 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E" located therein, containing 0.014 acres, (621.3 Square Feet), as shown in Plat of Survey filed in Book 2, Page 343 on February 26, 1998 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "Q" located therein, containing 0.579 acres, as shown in Plat of Survey filed in Book 2013, Page 2472 on August 21, 2013 in the Office of the Recorder, Madison County, Iowa

This deed is given in satisfaction of that certain Real Estate Contract dated December 17, 2014, recorded in Book 2014, Page 3155 of the records of the Recorder of Madison County, Iowa. Grantor's warranties are limited to and extend only to the date of the original Real Estate Contract, being December 17, 2014.

Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. 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.

*Signature page follows*

Dated: Feb 19, 2018

Weeks Properties, Inc., an Iowa corporation

By: Steve Weeks  
Name: Steve Weeks  
Title: Manager

STATE OF Iowa )  
COUNTY OF Madison ) ss.

This instrument was acknowledged before me on Feb 19, 2018, 2018 by **Steve Weeks** in the capacity stated above.

Jerrold B. Oliver  
Notary Public

