



Document 2018 1567

Book 2018 Page 1567 Type 03 001 Pages 2

Date 5/18/2018 Time 3:04:18PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$97.60

Rev Stamp# 200 DOV# 200

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4681

✍ Mail tax statements and return document to:
PKH Properties LLC, 520 N 3Rd Ave, Winterset, IA 50273

$\frac{4}{4}$

\$61,500

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **T & S Property Services, LLC, a limited liability company**, does hereby convey unto **PKH Properties LLC, a limited liability company**, the following described real estate:

The South Half (1/2) of Lots One (1) and Two (2) in Block Seven (7) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa



Order No.: MES-79847/DG

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

T & S Property Services, LLC

BY:

Susan Schaten, manager

STATE OF Texas)

COUNTY OF Dallas)

SS:

This instrument was acknowledged before me on May 18, 2018 by Susan Schaten as manager of T & S Property Services, LLC.

Bruce L. Seymour
Notary Public in and for said State

