



BK: 2018 PG: 3519
Recorded: 10/31/2018 at 11:17:57.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,275.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by and return to:
JOSEPH F. WALLACE, 400 Locust Street, Suite 400, Des Moines, Iowa 50309

Phone # (515) 288-5000

Mail tax statements to:
MADISON 505, LLC, 2027 MICHAEL LN, AMES, IA 50010

File #81496

SPECIAL WARRANTY DEED

Legal: All that portion of Lot "A", Madison Street which is East of a line extending from the Southwest Corner of Lot Three (3) to the Northwest Corner of Lot Eight (8), of Helen McCall Huntoon Addition - Plat No. 2 to the City of Winterset, Madison County, Iowa, AND Lots Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8) of Helen McCall Huntoon Addition - Plat No. 2 to the City of Winterset, Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **MAHLE-Parr Filter Systems, Inc., a corporation**, does hereby convey the above-described real estate to **Madison 505, LLC, a limited liability company**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; and that the real estate is free and clear of all liens and encumbrances except as may be above stated. Grantor covenants to warrant and defend the real estate against the lawful claims of all persons as to the reservations from and exceptions to warranty, when the claim is by, through, or under the Grantor, but not otherwise. The Grantor makes no warranties prior to the Grantor's ownership of the subject property.

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.

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND) SS:

Dated: October 25, 2018

On this 25th day of October, 2018,
before me the undersigned, a Notary Public in and for
said State, personally appeared Beth Toldo, to me
known, and who being by me duly sworn, did say that
the person is the President of said corporation; that
no seal has been procured by the corporation; and
that this instrument was signed on behalf of the
corporation by authority of its Board of Directors and
the said officer acknowledged the execution of this
instrument to be the voluntary act and deed of the
corporation, by it voluntarily executed.

MAHLE-PARR FILTER SYSTEMS, INC.
A corporation

by:

Bethany Toldo
Bethany Toldo, President

Claudia Moses-Thach
Notary Public in and for said State

CLAUDIA MOSES-THACH
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 20, 2019
Acting in the County of Oakland