



Document 2019 1607

Book 2019 Page 1607 Type 03 001 Pages 2

Date 6/03/2019 Time 11:04:45AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$631.20

Rev Stamp# 187 DOV# 195

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$395,000



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)

Elisabeth S. Reynoldson, 200 W. Jefferson, PO Box 199, Osceola, Iowa 50213

Phone: (641) 342-2157

Taxpayer Information: (Name and complete address)

R&B Tire and Auto, Inc., 1524 N John Wayne Drive, Winterset, Iowa 50273

✓ **Return Document To:** (Name and complete address)

Elisabeth S. Reynoldson, 200 W. Jefferson, PO Box 199, Osceola, Iowa 50213

Grantors:

Baron Properties, LLC

Grantees:

R&B Tire and Auto, Inc.

Legal description:

Document or instrument number of previously recorded documents:



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

For the consideration of _____ One _____ Dollar(s) and other valuable consideration, _____ Baron Properties, LLC, a(n) _____ Limited Liability Company _____ organized and existing under the laws of _____ State of Iowa _____ does hereby Convey to R&B Tire and Auto, Inc.

the following described real estate in _____ Madison _____ County, Iowa:

A parcel of land described as commencing at the Southeast Corner of Section 25, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa. Thence N. 00°00' 1273.26 feet to point of beginning; thence N. 00°00' 328.14 feet; thence N. 90°00'00" W. 500.0 feet; thence S. 00°00' 405.35 feet; thence N81°13'E. 505.93 feet to Point of Beginning. Said parcel contains 4.2097 acres including 0.5360 acres of U.S. Highway 169 right of way. East line of Section 25, Township 76 North, Range 28 West is assumed to bear due North and South, EXCEPT Commencing at the Southeast Corner of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence N0°0' 1554.26 feet to the point of beginning, thence N. 88°3' West 351.84 feet, thence S. 0°3' E. 347.26 feet, thence S. 81°13' W. 150.41 feet, thence N. 0°0' 403.35 feet, thence S. 90°0' E. 500 feet, thence S. 0°0' 47.14 feet to the point of beginning;

Transfer Tax: \$631.20

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 May 31, 2019.

Baron Properties, LLC, a(n) Limited Liability Company

By *Shannon M. Jamison* By _____

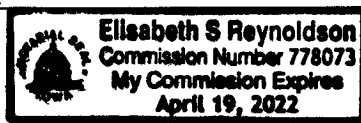
STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on May 31, 2019, by _____

Shannon M. Jamison

as Manager - Member

of Baron Properties, LLC



Elisabeth S. Reynoldson
Signature of Notary Public