



Document 2016 990

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Date 4/01/2016 Time 1:42 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$3,359.20

Rev Stamp# 112 DOV# 107

Karen M. Benschoter, Recorder  
Kossuth County Iowa

State of Iowa } SS  
Kossuth County }  
ENTERED FOR TAXATION  
This 4 day of April 2016  
at 927 O'Clock AM  
# See attached copy  
Amber Garman, CA  
County Auditor



### Warranty Deed

(Corporate/Business Entity Grantor)  
THE IOWA STATE BAR ASSOCIATION  
Official Form #335

#### Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Benjamin J. Ennen, 107 N. Harlan St., Algona, IA 50511, (515) 295-9361

**Taxpayer Information:** (Name and complete address)

North Iowa Lumber & Design, Inc.  
1621 Hwy. 18 East  
Algona, IA 50511

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

*pd*  
Benjamin J. Ennen  
107 N. Harlan St.  
Algona, IA 50511

**Grantors:**

Bell Enterprises, L.L.C.

**Grantees:**

North Iowa Lumber & Design, Inc.

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One (\$1.00) \_\_\_\_\_ Dollar(s) and other  
valuable consideration, Bell Enterprises, L.L.C. \_\_\_\_\_

a(n) limited liability company \_\_\_\_\_ organized and existing under  
the laws of Iowa \_\_\_\_\_ does hereby Convey to North Iowa Lumber &  
Design, Inc. \_\_\_\_\_

\_\_\_\_\_ the following described real estate in Kossuth \_\_\_\_\_ County, Iowa:  
See 1 in Addendum

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: April 1, 2016 \_\_\_\_\_

Bell Enterprises, L.L.C. \_\_\_\_\_  
a(n) Iowa Limited Liability Company \_\_\_\_\_

By Roger Bell \_\_\_\_\_  
Roger Bell, Manager

By \_\_\_\_\_  
\_\_\_\_\_

STATE OF IOWA \_\_\_\_\_, COUNTY OF KOSSUTH \_\_\_\_\_

This record was acknowledged before me on this 1st day of April, 2016,  
by Roger Bell \_\_\_\_\_  
as Manager \_\_\_\_\_  
of Bell Enterprises, L.L.C. \_\_\_\_\_



Benjamin J. Ennen  
Signature of Notary Public

## Addendum

1. The East Half of the Southeast Quarter of the Southwest Quarter ( $E\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}$ ) of Section Thirty-six (36), Township Ninety-six (96) North, Range Twenty-nine (29), West of the 5th P.M., Kossuth County, Iowa, EXCEPT the South 773.39 feet of the West 200 feet of the  $E\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}$  of said Section 36;

751-18-36-376-011

AND

Lot One (1) of Auditor's Plat of part of Section Thirty-six (36), Township Ninety-six (96) North, Range Twenty-nine (29), West of the 5th P.M., Kossuth County, Iowa, as recorded in Book 1, Land Plats, Page 6;

EXCEPT public highway and any part acquired by the State of Iowa for highway purposes by condemnation and subject to easements of record.

751-18-36-451-002

Deed poll statement:

(1) the limited liability company is manager-managed; (2) the conveyance is in the ordinary course of the limited liability company's business or affairs; and (3) the signer has authority to act on behalf of the limited liability company.