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Rev Transfer Tax \$527.20

Rev Stamp# 44 DOV# 48

CARLEEN BRUNING, COUNTY RECORDER  
MONTGOMERY IOWA



**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)

Thomas E. Stamets, STAMETS & WEARIN, P.C., 508 North Fourth Street, Red Oak, IA 51566,  
(712) 623-5484

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

Chad A. Wellhausen and Allison M. Wellhausen, 2029 O Avenue, Clarinda, IA 51632

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

Thomas E. Stamets, STAMETS & WEARIN, P.C., 508 North Fourth Street, Red Oak, IA 51566

**Grantors:**

See Page 2

**Grantees:**

See Page 2

**Legal description:**

**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, IPSC, LLC, a(n) Iowa limited liability company organized and existing under the laws of State of Iowa does hereby Convey to CHAD A. WELLHAUSEN and ALLISON M. WELLHAUSEN as Joint Tenants with Full Rights of Survivorship, and not as Tenants in common, the following described real estate in Montgomery County, Iowa: Lots One (1) and Two (2) in Block Fourteen (14) in the City of Red Oak, Montgomery County, Iowa.

IPSC, LLC, is a manager managed limited liability company and the Operating Agreement of the company authorizes the manager to execute documents transferring property owned by the company and the above transfer is made in the ordinary course of business of the limited liability company.

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 February 24, 2017.

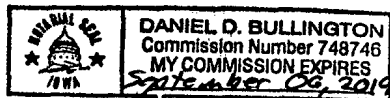
IPSC, LLC, a(n) an Iowa limited liability company

By Ivan Craig, Manager  
Ivan Craig, Manager

STATE OF IOWA, COUNTY OF MONTGOMERY

This record was acknowledged before me on February 24, 2017, by Ivan Craig

as Manager  
of IPSC, LLC, with authority of the limited liability company under the Operating Agreement



Daniel D. Bullington  
Signature of Notary Public