



Document 2019 2986

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Date 9/18/2019 Time 1:36:20PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$439.20
Rev Stamp# 376 DOV# 390
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

EV Preparer & Return: PA HENRICHSEN 10430 NEW YORK AV STE B URBANDALE IA 50322
E-MAIL: pa@henrichsenlawoffice.com 515.727.5330
Name: Cynthia A Voorhees Revocable Trust
Address Tax Statement: 3102 162nd St., Urbandale, Iowa 50323

$\frac{1}{1}$ \$275,000 Warranty Deed

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration, Madison Lee Properties, LLC, a(n) LIMITED LIABILITY COMPANY organized and existing under the laws of IOWA does hereby Convey to Cynthia A Voorhees as Trustee of the Cynthia A Voorhees Revocable Trust the following described real estate:

SEE EXHIBIT A «attached hereto»

The real property described above is conveyed subject to the following: All easements, all easements evidenced by use, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

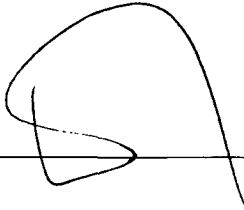
Iowa Land Title Standard 15.3- This LLC is a member-managed or manager managed; (2) the conveyance is the ordinary course of the LLC's business; and (3) the undersigned has the authority to act on behalf of the LLC.

OR

The Limited Liability Company does hereby covenant with Grantee, and Successors in interest, that Company holds the real and estate clear by of title all in liens fee and simple; that encumbrances it has good except and as may lawful be above authority to stated; sell and the convey Company the real covenants estate; to that the warrant real and estate defend is free the real estate against the lawful claims of all persons except as maybe above stated. Grantor further covenants as follows: Grantor is a manager-managed limited liability company. This conveyance is in the deed ordinary on behalf course of the business Grantor.

[signature and notary appear on the following page]

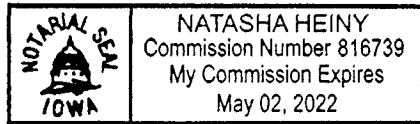
Dated: 9-16-19
Madison Lee Properties, LLC
Timothy Carmody mbr/mgr

By 

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me, dated 9-16-19, by: Timothy Carmody
as mbr/mgr of Madison Lee Properties, LLC

«seal»




Notary Public printed name Natasha Heiny
COMM # 816739
EXPIRES May 2, 2022

EXHIBIT A

The Southeast Fractional Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirteen (13) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "C" located therein, containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6062 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "D" located therein, containing 4.989 acres, as shown in Plat of Survey filed in Book 2002, Page 6078 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "E" located therein, containing 7.672 acres, as shown in Plat of Survey filed in Book 2002, Page 6079 on December 13, 2002, in the Office of the Recorder of Madison County, Iowa

